



## PLANNING & HIGHWAYS COMMITTEE MEETING

**Meeting held on Thursday 16<sup>th</sup> May 2024 at 6pm in the Council Chambers,  
10 Melrose Road, West Mersea, Colchester CO5 8JD**

£ = Expenditure decision 🖱️ Resolution required

Cllr. S. Weaver	Cllr. C.Powling
Cllr. T. Gibbons	Cllr. T. Webster
Cllr.B. Holmes	
Karen Kuderovitch, Town Clerk & RFO	

24/16.	<b>RECORDING OF MEETING</b> Chairman requested anyone present to identify their intention to record the meeting.
24/17.	<b>DECLARATIONS OF INTEREST</b> All Members were to be reminded that they must disclose any disclosable pecuniary interests, registerable interests and any non-registerable interests they have in items of business on the meeting's agenda either at this point or during the agenda item. They are reminded that they will need to repeat their declaration at the appropriate point in the meeting and leave the room if the interest is a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time. If not already done so, they are also obliged to notify the Monitoring Officer of the interest within 28 days of the meeting.
24/18.	<b>APOLOGIES FOR ABSENCE</b> 🖱️ Clerk to report and Councillors to vote on the absence and the reasons given.
24/19.	<b>PUBLIC PARTICIPATION</b> A period of up to 15 minutes (maximum of 3 minutes per person) for members of the public to ask questions or submit comments about items on the agenda. <b>Priority will be given to those members of the public wishing to share information relating to items on the agenda. Once the public session is closed, members of the public are not permitted to speak.</b>
24/20.	<b>MINUTES</b> 🖱️ Members to review and approve the minutes of 7 <sup>th</sup> March & 11 <sup>th</sup> April 2024 – deferred.
24/21.	<b><u>PLANNING APPLICATIONS</u></b>  (a) <u>240711</u> Removal of existing conservatory and replace with single storey extension with dual pitch roof. 2 Langwood, West Mersea – <a href="#">Plan link 240711</a> <b>WMTC Comments : No objections</b>  (b) <u>240713</u> Listed Building. Replace 4 softwood box sash windows, 10 softwood casement windows and a softwood side door with the highest efficiency products currently available to match the existing and retain the heritage features of the building. The proposal will benefit the listed property by maximising energy efficiency and security and future proof the ongoing maintenance required by a heritage building. 102 Coast Road, West Mersea – <a href="#">Plan link 240713</a> <b>WMTC Comments : No objections</b>

- (c) [240817](#)  
Loft conversion to provide new bedroom and living space at first floor level. Scale and extent of proposal similar to neighbouring and adjacent properties.  
23 Estuary Park Road, West Mersea – [Plan link 240817](#)  
**WMTC Comments: Strong objections - WM7 NP loss on bungalows**
- (d) [241527](#)  
Application to vary conditions 15 and 35 to allow the continued use of Seaview Avenue access point until the end of December 2024 following grant of planning permission 222124 (description amendment).  
Land at, Brierley Paddocks, West Mersea – [Plan link 241527](#)  
**WMTC Comments: Strong objections - WM12 NP development access, H&S concerns - no giving priority to residents, 2 extensions already granted, propose 31st July (not December)**
- (e) [240848](#)  
Proposed hip to gable loft conversion, side and rear extensions and alterations.  
63 Seaview Avenue, West Mersea – [Plan link 240848](#)  
**WMTC Comments: No objections**
- (f) [240872](#)  
Rear single storey extension and garage conversion.  
8 Meadow Lane, West Mersea – [Plan link 240872](#)  
**WMTC Comments: No objections**

## **PLANNING DECISIONS**

### **Applications passed**

- (a) [232624](#)  
Demolition of dilapidated outbuildings with the erection of a staggered single storey rear extension.  
42 St Peter's Road, West Mersea - [Decision link 232624](#)
- (b) [240285](#)  
Proposed two storey side extension and single storey side porch.  
24 Fairhaven Avenue, West Mersea - [Decision link 240285](#)
- (c) [240395](#)  
Hardie plank/cladding to front wall for urgent repairs (retrospective).  
11 Rainbow Road, West Mersea - [Decision link 240395](#)
- (d) [240241](#)  
Installation of replacement boundary wall with black timber fence with closed board fencing as used on the adjacent fence (revised description no.2).  
Old City Hall, 13 The Lane, West Mersea - [Decision link 240241](#)
- (e) [240392](#)  
Replacement of existing timber veranda and balcony with one and two storey extension, with some internal remodelling.  
81 Empress Avenue, West Mersea - [Decision link 240392](#)
- (f) [240249](#)  
Proposed two storey side extension and porch.  
9 Brambledown, West Mersea - [Decision link 240249](#)

- (g) 240474  
Construction of ramped access to main entrance including replacing existing door with level threshold door assembly.  
51 Yorick Road, West Mersea - [Decision link 240474](#)
- (h) 240513  
Demolition of existing residential dwelling and construction of new replacement dwelling and associated car parking.  
15 Firs Chase, West Mersea - [Decision link 240513](#)  
WMTC recommendation: It was resolved that refusal be granted in respect of this application; contrary to Neighbourhood Plan Policy WM7 – loss of bungalows.
- (i) 240106  
Proposed open porch/veranda.  
3 Beach Road, West Mersea - [Decision link 240106](#)
- (j) 240579  
Proposed 2no. side extensions.  
55 Yorick Road, West Mersea - [Decision link 240579](#)
- (k) 240579  
Proposed 2no. side extensions.  
55 Yorick Road, West Mersea - [Decision link 240579](#)
- (l) 240596  
Proposed multi purpose deck with wire balustrade and removable sail canopy.  
West Mersea Yacht Club, 116 Coast Road, West Mersea - [Decision 240596](#)
- (m) 240055  
Proposed 2bed family dwelling with associated parking, to replace existing dwelling. Consent for a replacement dwelling was granted on 16/02/23 (ref: 200206), consent has now expired and the design has now been refreshed.  
90 Fairhaven Avenue, West Mersea - [Decision link 240055](#)

#### Applications refused

- (a) 240229  
Demolition of former bank and construction of 9 apartments with associated external works.  
10 Yorick Road, West Mersea - [Decision link 240229](#)  
WMTC recommendation: This Council has no objections but concerns over size of development, concerns about street scene, aware of need for starter homes.
- (b) 240366  
Temporary change of use for occasional events.  
Victory Dock, Coast Road, West Mersea - [Decision link 240366](#)

	<p>(c) <a href="#">240380</a>  Detached garage with first floor hobbies room. New wider crossover.  10 Queen Anne Road, West Mersea - <a href="#">Decision link 240380</a>  WMTC recommendation: This Council has no objections although it does have concerns over fitting into street scene and concerns over highways comments.</p> <p>(d) <a href="#">240431</a>  Single storey rear extension, loft conversion and front extension with new gable end to front façade.  6 Victory Road, West Mersea - <a href="#">Decision link 240431</a>  WMTC recommendation: It was resolved that consent be granted in respect of this application. Please refer to West Mersea Town Council's Neighbourhood Plan.</p>
24/22.	<p><b>COUNCILLORS REPORTS</b>  Councillors were offered the opportunity to share any further planning related information.</p>