

**WEST MERSEA TOWN COUNCIL**

**MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING**

**HELD ON MONDAY 12 JANUARY 2026 AT 10AM**

In attendance:

Cllr Nigel Hinderwell (Chairman)	Cllr John Akker	Cllr David Baker
Cllr Sophie Weaver	Cllr Teresa Webster	Kirsty Wadsworth (Town Clerk)

26/01 Apologies for absence

No apologies for absence received.

26/02 DECLARATIONS OF INTEREST

No declarations of interest received.

26/03 PUBLIC PARTICIPATION

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.

No members of the public in attendance.

26/04 To confirm minutes of the Planning & Highways Committee meeting of 8th December 2025

***It was resolved*** unanimously to accept the minutes of 8th December 2025.

Proposed: Cllr Hinderwell, Seconded: Cllr Webster. All in favour.

26/05 To consider Planning Applications received

**PLANNING APPLICATIONS**

(a) 252570

Single storey rear extension with second storey extension over existing garage.  
Alexandra Lodge, 6a Alexandra Avenue, West Mersea.

WMTC comments: No objection.

Proposed: Cllr Webster, Seconded: Cllr Akker. All in favour.

(b) 252591

Proposed single storey rear extension, internal alterations and front storm porch.  
51 High Street North, West Mersea.

WMTC comments: No objection.

Proposed: Cllr Akker, Seconded: Cllr Hinderwell. All in favour.

(c) 252430

Alterations and extensions to include conversion of garage to sitting room and first floor extension to include ensuite and bedroom. 64 Oakwood Avenue, West Mersea.

WMTC comments: No objection.

Proposed: Cllr Webster, Seconded: Cllr Akker. All in favour.

(d) 252595

Demolition of existing pitched roof to rear and proposed flat roof single storey rear extension.  
27 High Street North, West Mersea.

WMTC comments: No objection.

Proposed: Cllr Akker, Seconded: Cllr Webster. All in favour.

(e) 252602

Application to vary condition 2 (drawings) of planning permission 230954.  
51 East Road, West Mersea.

WMTC comments: No objection.

Proposed: Cllr Webster, Seconded: Cllr Akker. All in favour.

(f) 252681

Proposed 2 storey rear extension, single storey side extension and replacement of existing flat roof to front. 75 Reymead Close, West Mersea.

WMTC comments: No objection.

Proposed: Cllr Baker, Seconded: Cllr Weaver. All in favour.

(g) 252684

Demolish existing rear conservatory and front porch. Erect single storey rear extension with roof lantern, oak framed front porch, garage conversion, internal alterations and external fenestration changes. 39 Yorick Road, West Mersea.

WMTC comments: No objection.

Proposed: Cllr Hinderwell, Seconded: Cllr Akker. All in favour.

(h) 252687

Proposed single storey rear extensions and front porch. 19 Upland Road, West Mersea.

WMTC comments: No objection.

Proposed: Cllr Webster, Seconded: Cllr Akker. All in favour.

(i) 252693

Installation of a modular self-service launderette facility and associated works (retrospective).  
Spar, 1 Queens Corner, West Mersea.

WMTC comments: No comment.

Proposed: Cllr Hinderwell, Seconded: Cllr Webster. All in favour.

(j) 252588

Part replacement of external UPVC cladding and render for new black timber boarding.  
Replacement of low-level timber cladding with brickwork to match existing.  
Dabchicks Sailing Club, 143 Coast Road, West Mersea.

WMTC comments: No objection in principle.

Note that the site is in Coast Road conservation area therefore West Mersea Town Council Neighbourhood Plan policy WM24 Heritage Assets is relevant regarding the requirement to preserve or enhance the significance of the heritage assets, their setting and the wider built environment, including the character and appearance of the Coast Road conservation area.

Proposed: Cllr Hinderwell, Seconded: Cllr Weaver. All in favour.

(k) 252753

Proposed extensions, alterations and outbuildings to a single existing dwelling.  
Island House, 2 East Mersea Road, West Mersea.

WMTC comments: No objection.

Proposed: Cllr Hinderwell, Seconded: Cllr Webster. All in favour.

26/06 To receive notification of Planning Decisions

PLANNING DECISIONS

Applications passed

(a) 252291

Proposed single storey rear extension, demolition of part of existing garage and proposed porch to front elevation. 26 Reymead Close, West Mersea.

(b) 252358

Application to vary conditions 2 (drawings) of planning permission 251349.  
4 Garden Farm, West Mersea.

(c) 252460

Demolition of existing conservatory/summer room with the construction of a single storey rear and two storey side extension. 7 Kingsmere Close, West Mersea.

(d) 252449

Proposed ground and first floor extension and internal alteration.  
9 Victoria Esplanade, West Mersea.

Application refused

(a) 252444 & 252445 (listed building)

Two storey rear flat roof extension with perimeter parapet. 7 East Mersea Road, West Mersea.

(b) 252322

Removal of the redundant boat launch slipway and infilling the area to provide a level site for additional boat storage and working area. Peter Clarkes Boatyard, Coast Road, West Mersea.

Meeting closed at 11am.