

WEST MERSEA TOWN COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING
HELD ON MONDAY 17 NOVEMBER 2025 AT 10AM

In attendance:

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

25/73 Apologies for absence

Apologies received and accepted by Cllr Webster.

25/74 DECLARATIONS OF INTEREST

No declarations of interest received.

25/75 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.

25/76 To confirm minutes of the Planning & Highways Committee meeting of 27th October 2025

It was resolved unanimously to accept the minutes of 27th October 2025.

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

25/77 To consider Planning Applications received

PLANNING APPLICATIONS

(a) 252291

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

WMTC comments: No objections

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

(b) 252114

Conversion of existing single storey garden room/outbuilding located within the rear garden, into a self-contained annex and Airbnb. 42 St Peter's Road, West Mersea.

WMTC comments: Evidence has been provided that suggests this proposal is in fact a new development not a conversion of an existing outbuilding. If that is the case then the proposal conflicts with policy DM13: Domestic development Residential alterations, extensions and outbuildings. Which states:

Residential annexes will be supported where the need for additional space cannot be met within an existing dwelling or building suitable for conversion on the site in the first instance, provided the proposal meets the following criteria:

- i. The proposal is physically attached or closely related to the main dwelling so that it cannot be subdivided from the main dwelling.
- ii. The proposal retains some form of demonstrable dependence on the main dwelling, such as shared access (including both vehicular access and doorways) and communal amenity spaces (the use of annexes as a separate dwelling will not be permitted and the desire for annexed occupants to be independent from existing residents will not be considered as adequate justification to allow self-contained dwellings in annexes).
- iii. The proposal respects and enhances both the character of the original dwelling and the context of the surrounding area through high quality design.
- iv. The proposal does not result in the loss of amenity to neighbouring properties.

In addition, should permission be granted we would request the following conditions to be proposed:

- i. Limited to short stays
- ii. Limit the number of occupants.
- iii. Prohibit barbeques.

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

(c) 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.

WMTC comments: No objections in principle:

Note that the site is in the Coast Road conservation area therefore WMTC Neighbourhood Policy Plan policy WMM26 Heritage Assets is relevant with regard to the requirement to “preserve or enhance the significance of the heritage assets, their setting and the wider built environment, including the character and appearance if the Coast Road conservation area”.

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

(d) 252358

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

WMTC comments: No objection in principle provided there is no detriment to amenity of neighbouring properties with regard to overlooking and privacy, as required by DM15.

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

(e) 252377

Retrospective application to replace bedroom window with fire escape bi-fold window. Replace horizontal cladding with vertical cladding at rear of dwelling.
90 Fairhaven Avenue, West Mersea

WMTC comments: No objection in principle provided there is no detriment to amenity of neighbouring properties with regard to overlooking and privacy, as required by DM15.

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

25/78 To receive notification of Planning Decisions

PLANNING DECISIONS

Applications passed

(a) 251902

Single storey rear and side extension including single garage. 64 Seaview Avenue, West Mersea.

- (b) 251934
Conversion of garage outbuilding to serve as a utility room/office ancillary use to the host building.
25 Oakwood Avenue, West Mersea.
- (c) 242604
Proposed detached dwelling on land adjacent to 1 Firs Road. 1 Firs Road, West Mersea.
- (d) 252014
Proposed single storey rear extension. 25 Suffolk Avenue, West Mersea.
- (e) 252015
Proposed alterations to roofs and creation of new rear dormer window.
15 Yorick Road, West Mersea.
- (f) 251849
Proposed change of use from commercial unit to residential annexe ancillary to main dwelling.
10 Mill Road, West Mersea.

Meeting closed at 10.27 am