

WEST MERSEA TOWN COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING

HELD ON TUESDAY 26 AUGUST 2025 AT 10AM

In attendance:

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

25/54 Apologies for absence

No apologies for absence received.

25/55 DECLARATIONS OF INTEREST

No declarations of interest received.

25/56 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.

MOP1- Stated that in 2020/21 a working party was set up to review traffic and parking issues. There is now an opportunity for the Council to review the conclusions reached by the working party. Reported that Coast Road conservation area is a highly protected area and that this year there have been 5 breaches of those regulations. Asks for the committee to keep the area under review and for the Council to be proactive in reporting any conservation issues.

25/57 To confirm minutes of the Planning & Highways Committee meeting of 28th July 2025

It was resolved unanimously to accept the minutes of 28th July 2025.

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

25/58 To consider Planning Applications received

PLANNING APPLICATIONS

(a) 251591

Resubmission of approved application 240961 with additional side dormer extension and rear single storey extension. Tinkerbell Cottage, 79 Fairhaven Avenue, West Mersea.

WMTC comments: No objection.

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

(b) 251605

Proposed single storey rear extension/part two storey. Two storey side extension, plus front dormer replacement. 48 Mill Road, West Mersea.

WMTC comments: No comment.

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

(c) 250834

Demolition of existing bungalow and erection of custom/self-build 3(/4) bed family home and associated garage and landscaping. 7 Willoughby Avenue, West Mersea.

WMTC comments: Objects to the proposal as it is contrary to WM7. Loss of bungalows and chalet dwellings Planning applications that would result in the conversion of single storey or 1½ storey dwellings to two or more storey dwellings will not be supported unless it can be demonstrated that the proposal would not have a detrimental impact on the character of the vicinity and the amenity of nearby residents by way of overlooking and loss of light.
Proposed: Cllr Hinderwell, Seconded: Cllr Webster. All in favour.

(d) 251367

Proposed construction of 4 residential units and two commercial units (revised description).
10 Yorick Road, West Mersea.

WMTC comments: Comments for planning application 241367 (amended number) already submitted. See 25/52 of the 28th July meeting.
Proposed: Cllr Hinderwell, Seconded: Cllr Akker. All in favour.

(e) 251708

Erection of 3 no two storey dwellings and demolition of dilapidated outbuildings, retention of use of land for Mersea Rowing Club. 130 Coast Road, West Mersea.

WMTC comments: Objects to the proposal for the following reasons: - It is within a conservation area, WM Neighbourhood Plan Policy WM27 (local heritage assets) applies and WM13 (retention of existing employment centres) is also relevant. WMTC requests for owner occupier use only. Approval of this may cause a precedent for further development along Coast Road and City Road. Notwithstanding the comments if the City Council approves the application the Town Council request would be for S106 monies to be ringfenced for park recreation/play equipment.
Proposed: Cllr Akker, Seconded: Cllr Webster. Abstained Cllr Weaver.

25/59 To receive notification of Planning Decisions

PLANNING DECISIONS

Applications passed

(a) 251154

Demolition of existing single storey side extension replaced with proposed two storey side extension. 23 Firs Road, West Mersea.

(b) 251173

Demolition of existing conservatory. Part single, part two storey rear extension. First floor extension over existing garage. Garage conversion to provide habitable accommodation.
75 Empress Avenue, West Mersea.

(c) 251246

Proposed single storey rear extension. 4 Churchfields, West Mersea.

(d) 251383

Change of window sizes and materials including roof tiles, solar PV, replacement windows, soffits and cladding. Telpyns, 5 Meadow Lane, West Mersea.

Application refused

(a) 251209

Change of use of restaurant premises (Class E(b)) to Dwelling house.
The Old Oyster Shed, Coast Road, West Mersea.

Meeting closed at 11.15am.