

**WEST MERSEA TOWN COUNCIL**

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

**HELD ON MONDAY 2 FEBRUARY 2026 AT 10AM**

In attendance:

|                               |                 |                  |
|-------------------------------|-----------------|------------------|
| Cllr Nigel Hinderwell (Chair) | Cllr John Akker | Cllr David Baker |
| Kirsty Wadsworth (Town Clerk) |                 |                  |

26/07 Apologies for absence

Apologies received and accepted from Cllr Weaver and Cllr Webster.

26/08 DECLARATIONS OF INTEREST

No declarations of interest received.

26/09 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.

26/10 To confirm minutes of the Planning & Highways Committee meeting of 12th January 2026

***It was resolved*** unanimously to accept the minutes of 12th January 2026.

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

26/11 To consider Planning Applications received

**PLANNING APPLICATIONS**

(a) 260018

Advertisement consent. Totem sign to replace existing totem sign.  
Fiveways Superstore, 43 Barfield Road, West Mersea.

WMTC comments: No objection.

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

(b) 260020

Elevational changes comprising over cladding of two storey section of building, relocation of existing ATM and external advertisements.  
Fiveways Superstore, 43 Barfield Road, West Mersea.

WMTC comments: No objection.

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

(c) 260049

Proposed demolition of existing house and replacement dwelling built as approved application 251383. Telpyns, 5 Meadow Lane, West Mersea.

WMTC comments: Insufficient information provided to make an informed comment. Previous application 251383 was for "Change of window sizes and materials including roof tiles, solar PV, replacement windows, soffits and cladding."

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

(d) 260051

Change of use of the property for holiday lets (Airbnb etc). 3 High Street, West Mersea.

WMTC comments: Previous application 251465 for lawful development refused. No objection request condition to limit use to short stays.

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

(e) 260057

Demolition of rear extensions and covered area with the erection of a new single storey rear extension. Removal of bay window to front elevation and new open porch.  
46 Victory Road, West Mersea.

WMTC comments: No objection.

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

(f) 260061

First floor front extension over porch. 22 Reymead Close, West Mersea.

WMTC comments: No objection.

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

26/12 To receive notification of Planning Decisions

PLANNING DECISIONS

Applications passed

(a) 252453

Single storey front extension for private use. 5 Willoughby Avenue, West Mersea.

(b) 252465

Change of use of existing annex to short term holiday let. Includes off road parking and dedicated access. 59 Garden Farm, West Mersea.

(c) 252522

Proposed construction of a single storey annex of 28m<sup>2</sup> floor area, ancillary to the primary dwelling. The annex will serve as accommodation for general activities ancillary to the main house such as bedroom, home office, and fitness studio. 56 Yorick Road, West Mersea.

(d) 252114

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

(e) 252554

Proposed single storey flat roof wrap-around extension and loft conversion.  
63 Seaview Avenue, West Mersea.

(f) 252591

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

(g) 252570

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

(h) 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.

(i) 252285

Proposed boat shed and storage to rear of garden. 34 Coast Road, West Mersea.

Meeting closed at 10.25am.