

WEST MERSEA TOWN COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING

HELD ON MONDAY 2 JUNE 2025 AT 10AM

In attendance:

Cllr Nigel Hinderwell (Chairman)	Cllr David Baker	Cllr Teresa Webster
Kirsty Wadsworth (Town Clerk)		

25/35 Apologies for absence

No apologies for absence received.

25/36 DECLARATIONS OF INTEREST

No declarations of interest received.

25/37 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- Raised road safety concerns over the Brierley development and the continued access onto Seaview Avenue. Requested that a letter is written to the planning authority saying that action should be taken immediately.

25/38 To confirm minutes of the Planning & Highways Committee meeting of 6th May 2025

It was resolved unanimously to accept the minutes of 6th May 2025.

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

25/39 To review and agree the following minor amendment to the Planning & Highways Committee Terms of Reference

It was resolved unanimously to agree the Planning and Highways Committee Terms of Reference with the minor amendments Point 2 under Membership – Remove the words “and consist of all Town Councillors”

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

25/40 To consider Planning Applications received

PLANNING APPLICATIONS

(a) 250865

Proposed single storey rear extension, demolition of existing conservatory and addition of glazed porch to front elevation. 2A Firs Road, West Mersea.

WMTC comments: No objections.

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

(b) 250868

Proposed alteration to existing stairwell to front elevation to allow safe access to existing second floor. 24 Yorick Road, West Mersea.

WMTC comments: No objections.

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

(c) 250918

Two storey side extension to provide additional bedrooms at first floor level.

35 Mersea Avenue, West Mersea.

WMTC comments: No objections.

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

(d) 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: Object to application - contrary to WM7 neighbourhood plan loss of bungalows and chalet dwellings.

Proposed: Cllr Webster, Seconded: Cllr Baker. All in Favour.

(e) 250890

Demolition of existing chalet bungalow and construction of new replacement bungalow dwelling. 9 Firs Chase, West Mersea.

WMTC comments: No objection in principle but it is noted that the only access to the site is via a public footpath.

Proposed: Cllr Webster, Seconded: Cllr Baker. All in Favour.

(f) 250704

Conversion of a double garage/workshop into an Airbnb for 1-2 guests to hire for between 2 and 7 nights. The property will be self-contained lodge with a shower room and kitchenette. Electricity and water supply already in existence and no structural change is necessary to convert the building. A complete re-wire has been carried out by a qualified electrician. There is no gas supply to the building and none will be added. There will be no cooking facilities other than a kettle as it's a close proximity to the village and waterfront in Mersea that has many cafes, restaurants and pubs. Parking will be via the double drive at the front of the property and access via a small gate and footpath in the rear garden which is accessed via a side gate. Barbecues will not be permitted and, as the property only sleeps two in a double bed, parties/loud music should not be a cause for concern and will also not be permitted. Existing single glazed door and window have been changed to UPVC double glazing, and the garage door has been removed. The loft space has been insulated, and all walls have been plaster boarded.
43 St Peter's Road, West Mersea

WMTC comments: No objection however it is noted that the proposed parking area does not have access from the highway as there is no drop kerb servicing the property.

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

(g) 251035

Demolition of detached single garage with the construction of a new detached double garage to the side. Jasmine, 23 Victory Road, West Mersea.

WMTC comments: No objections.

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

PLANNING DECISIONS

Applications passed

- (a) 250477
Proposed outbuilding for use as storage and home fitness space. 35 Firs Chase, West Mersea.
- (b) 250630
Single storey rear extension with replacement porch to the front elevation. Replacement garage with pitched roof, and external material changes. 50 Victory Road, West Mersea
- (c) 250744
Change of use of ground floor commercial unit from a shop (use class E) to a Laundrette and Wet Cleaners (Sui Generis). 45 High Street, West Mersea
- (d) 250755
Application for variation of condition 2 (drawings) to allow minor alteration to dormer height, window size facing road and overall depth of extension reduced following grant of planning permission 242535. 8 Beach Road, West Mersea

Application refused

- (a) 250489
Erection of side extension to existing first floor flat and creating roof level terrace area. 122 Coast Road, West Mersea
- (b) 250722
Application for variation of condition 4 and 5 following grant of planning permission 242535. 8 Beach Road, West Mersea.
- (c) 250484
Application to determine if prior approval is required for a proposed excavations or deposits of waste material reasonably necessary for the purpose of agriculture. Field north of, Wellhouse Farm, 1 Colchester Road, West Mersea
- (d) 250645
Application for variation of condition 2 following grant of planning permission 231023. 110 Coast Road, West Mersea.

Meeting closed at 10.20 am.