WEST MERSEA TOWN COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING HELD ON MONDAY 5 OCTOBER 2026 AT 10AM

In attendance:

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

26/58 Apologies for absence

Apologies received from Cllr John Akker and Cllr Dave Boylan.

26/59 DECLARATIONS OF INTEREST

No declarations of interest.

26/60 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.

MOP 1- Supported revised application 261611, noting that the only reason for the previous refusal was overlooking and that the new design addresses this. They argued that the surrounding area is already characterised by larger two-story dwellings, meaning the proposal would not harm local character and complies with Neighbourhood Plan policy WM7. The revised scheme keeps the previously accepted scale and appearance while altering only internal layout and rear fenestration to protect neighbouring amenity.

26/61 To confirm minutes of the Planning & Highways Committee meeting of 9th September 2026

It was resolved unanimously to accept the minutes of 9th September 2026.
Proposed: Cllr Weaver, Seconded: Cllr Hinderwell. Cllr Webster abstained. All in favour.

26/62 To consider Planning Applications received

PLANNING APPLICATIONS

(a) 261594
Demolition of existing bungalow and annex to be replaced with proposed bungalow and annex.
44 Mersea Avenue, West Mersea.

WMTC comments: No objection.
Proposed: Cllr Webster, Seconded: Cllr Hinderwell. All in favour.

(b) 261554
Retrospective planning permission for the erection of an extension for use as a hobby room.
2 Turnstone Drive, West Mersea.

WMTC comments: No objection.
Proposed: Cllr Hinderwell, Seconded: Cllr Webster. All in favour.

(c) 261625
Application for variation of condition 2 following grant of planning application 251439.
Kona, 9 Kingsland Close, West Mersea.

WMTC comments: Object. The changes proposed in the submitted drawings have already been implemented as evidenced in its listing as a separate dwelling on Rightmove 13 July 2026.
The replacement of the garage door with the addition of a kitchen and the removal of the boat storage creates a self-contained unit of accommodation.
The layout, access, and scale of the converted building negate the subordinate relationship to the principal residence that existed under approved application 251439. This increases the risk of future separation of the annexe from the main dwelling.
Proposed: Cllr Hinderwell, Seconded: Cllr Webster. All in favour.

(d) 261611
Removal of roof to existing bungalow with the construction of a first-floor level with room with the roof void above. Demolition of existing conservatory to the rear and front extension with porch. Resubmission of application 260404. 2 New Captains Road, West Mersea.

WMTC comments: No objection.
Proposed: Cllr Webster, Seconded: Cllr Hinderwell. All in favour.

(e) 261678
Conversion of 3-bedroom house into 2no. flats. 1x bedroom flat on the ground floor, and 1x 2-bedroom flat on the first floor. Works to include an external steel fire escape from first floor terrace. 45 High Street, West Mersea.

WMTC comments: No objection.
Proposed: Cllr Hinderwell, Seconded: Cllr Weaver. All in favour.

26/63 To receive notification of Planning Decisions

PLANNING DECISIONS

Application passed

(a) 260243
Demolition of existing 2 storey detached dwelling. Erection of new 2 storey (with rooms in the roof) detached replacement dwelling. 75 Empress Avenue, West Mersea.

(b) 261437
Alterations to existing extension. 20 Upland Road, West Mersea.

(c) 261282
Proposed chalet style extension to existing bungalow with single storey rear extension and veranda. 14 Yorick Road, West Mersea.

(d) 261333
Retrospective works for replacement roof finishes, proposed new cat slide roof, new external wall finishes, replacement conservatory, new entrance canopy, replacement windows and doors and new rooflights. The Phaeton House, 8a High Street, West Mersea.

Meeting closed at 10.35am.