

WEST MERSEA TOWN COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING

HELD ON TUESDAY 7 APRIL 2026 AT 10AM

In attendance:

ClIr Nigel Hinderwell (Chairman)	ClIr John Akker	ClIr David Baker
ClIr Teresa Webster	Kirsty Wadsworth (Town Clerk)	

26/19 Apologies for absence

No apologies for absence received.

26/20 DECLARATIONS OF INTEREST

No declarations of interest received.

26/21 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 planning application 260404 and provided background details to support the application.

26/22 To confirm minutes of the Planning & Highways Committee meeting of 2nd March 2026

It was resolved unanimously to accept the minutes of 2nd March 2026.

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

26/23 To consider Planning Applications received

PLANNING APPLICATIONS

(a) 260362

Formerly utilised for storage and previously occupied by a small single storey dwelling. The proposal comprises infill development for the erection of a 3-bedroom dwelling house and associated parking and private amenity space. 11 Kingsland Beach, West Mersea.

WMTC comments: No comment.

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

(b) 260404

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. 2 New Captains Road, West Mersea.

10.07am - Session suspended for Local resident to speak.

10.10am - Session resumed.

WMTC comments: WMTC considers that this proposal may contravene with Neighbourhood Plan WM7 Loss of Bungalows. It has not been demonstrated that the proposal would not have a detrimental impact on the character of the vicinity.

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

- (c) 260406
Proposed single storey rear extension. Pippins, 10 Alexandra Avenue, West Mersea.

WMTC comments: No objection.
Proposed: Cllr Hinderwell, Seconded: Cllr Akker. All in favour.
- (d) 260410
Proposed porch/shower room extension and alterations. 2 Cypress Mews, West Mersea.

WMTC comments: No objection.
Proposed: Cllr Webster, Seconded: Cllr Hinderwell. All in favour.
- (e) 260434
Retrospective application for installation of 1.8m fence adjacent highways on householder boundary. 21 Shears Crescent, West Mersea.

WMTC comments: No objection.
Proposed: Cllr Webster, Seconded: Cllr Hinderwell. All in favour.
- (f) 260508
Application to modify a Section 106 planning obligation. Town and Country Planning Act 1990: Section 106 A Town and Country Planning (modification and discharge of planning obligations) Regulations 1992 (as amended) 200351 – vary the affordable housing provisions at Schedule 1 of the Section 106 Agreement to provide for “First Homes”. Land at Dawes Lane, West Mersea.

WMTC comments: No objection to be recommended to full council for any further comments.
For the initial 12-week marketing period, priority shall be given to Eligible Persons with a Local Connection to West Mersea. If no suitable purchaser is secured within this period, eligibility shall widen to include Eligible Persons with a Local Connection to the wider City of Colchester
Proposed: Cllr Hinderwell, Seconded: Cllr Baker. All in favour.

26/18 To receive notification of Planning Decisions

PLANNING DECISIONS

Applications passed

- (a) 260018
Totem sign to replace existing totem sign. Fiveways Superstore, 43 Barfield Road, West Mersea.
- (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.
- (c) 260049
Proposed demolition of existing house and replacement dwelling built as approved application 251383. Telpyns, 5 Meadow Lane, West Mersea.
- (d) 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.
- (e) 260061
First floor front extension over porch. 22 Reymead Close, West Mersea.

- (f) 260145
Proposed single storey rear extension, first floor rear dormer, new front porch, internal reconfigurations. 44 Melrose Road, West Mersea.
- (g) 260184
Demolition of existing single storey rear extension, replacement single storey rear extension and side garage with proposed 1.5 storey addition and dormers. 47 Empress Avenue, West Mersea.
- (h) 260206
Extension and alterations to the existing dwelling. 13 Firs Chase, West Mersea.

Applications refused

- (a) 252151
The removal of the installed Cabrio windows x2 on the rear elevation and installation of 2x 940x2520mm fixed and sloped Velux windows with the bottom panel to have a frosted or opaque vinyl applied. 5 Fairhaven Avenue, West Mersea.
- (b) 260261
Application to vary condition 2 following grant of application 251439.
Kona, Kingland Close, West Mersea.

Appeal decisions

- (a) 231385
Application for a Lawful Development Certificate for a proposed change of use to hold a food and drink festival. Victory Moorings, Coast Road, West Mersea.
- (b) 251813
Erection of side extension to existing first floor flat and creating roof level terrace area.
122 Coast Road, West Mersea.

Meeting closed at 10.34am.