

WEST MERSEA TOWN COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING

HELD ON MONDAY 17TH MARCH 2025 AT 10AM

In attendance:

Cllr Nigel Hinderwell (Chairman)	Cllr David Baker	Cllr Sophie Weaver
Cllr Teresa Webster	Cllr Maxine Williams	3 members of public

25/12 RECORDING OF MEETING

Chairman requested anyone present to identify their intention to record the meeting.

The Town Clerk, Cllr Webster and Cllr Hinderwell confirmed that they would be recording the meeting.

25/13 APOLOGIES FOR ABSENCE

No apologies were given.

25/14 DECLARATIONS OF INTEREST

No declarations of interest received.

25/15 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- A local resident declared her personal support for the application for the first-floor extension for the Medical Centre as it would help alleviate some of the pressures placed on the practice. Positive support had been received.

25/16 To confirm minutes of the Planning & Highways Committee meeting of 17th February 2025

It was resolved by majority to defer confirming the minutes of the Planning & Highways Committee meeting of 17th February 2025.

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

25/17 To discuss the email received, from a MOP, regarding road safety at the High Street and Church Road junction and decide further action.

After discussion it was **resolved unanimously** to recommend to full council for West Mersea Town Council to explore the possibility of applying the 20's Plenty's scheme to applicable roads.

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

25/18 To consider Planning Applications received

PLANNING APPLICATIONS

(a) 250336

First floor extension to replace the existing terrace, external staircase and alteration of the existing garage and fenestration. Sampsons Creek, 27 The Lane, West Mersea.

WMTC comments: No objections

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

(b) 250361

Agricultural Determination – Application for prior notification of proposed agricultural or forestry building. The Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 6. Wellhouse Farm, 1 Colchester Road, West Mersea.

WMTC comments: The proposed site of this building is an elevated position and with a ridge height of 10.80 metres potentially will be visible for the approach to Mersea Island.

It is also adjacent to Bridleway West Mersea 13 which is part of the designated circular walk provided for in Schedule 3 in the S106 agreement associated with Dawes Lane Development Outline Application 200351 and will be visible from parts of that development and some properties on the Wellhouse development.

Because of its prominent position and rural location with a lighting zone designation E2 if the application is allowed under permitted development, then there should be an appropriate condition/informative included in order to safeguard the amenity of the surrounding area to prevent effects of light pollution.

Please refer to WMTC Neighbourhood Plan Policy WM28 Minimising Light Pollution

Please take note of the wider landscape -Paragraph 1.87 of the NFPP

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

(c) 250427

Erection of first floor extension.

Mersea Medical Centre, 32 Kingsland Road, West Mersea.

WMTC comments: No objection. This is a much-needed extension to the current facilities.

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

(d) 250477

The proposed works are for an outbuilding to be developed with an adjoining shed, the outbuilding was originally designed in accordance with PD rights. However after reviewing the desired use, we require it to be 35mm higher than the maximum PD allowance at 2.5m. The design has been formed to minimize the visual impact by making the shed subservient to the main building and apply a modest aesthetic design.

The outbuilding will serve as storage and a home fitness space.

Main building: 4.5m wide x 6m long. Shed: 3.5m x 1.85m long. Total height: 2.85m.

35 Firs Chase, West Mersea.

WMTC comments: No objection.

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

25/19 To receive notification of Planning Decisions

PLANNING DECISIONS

Application passed

(a) 242447

Demolition of existing conservatory and garage with the construction of a two-storey rear/side extension and internal reconfiguration. Single storey garage and internal refurbishment of existing utility areas. 28 Rosebank Road, West Mersea.

Application refused

(a) 240566 & 240567 (Listed Building)

Two storey rear flat roof extension with perimeter parapet. 7 East Mersea Road, West Mersea.

Appeal Dismissed

(a) 241634

Variation to previously approved scheme 230920. Reconfiguration and relocation of Velux and Cabrio windows to new first floor. Removal of existing French doors and replaced with new window. Retention of existing window at ground floor level. Relocation of entrance door to new porch to form covered entrance. 5 Fairhaven Avenue, West Mersea.

Meeting closed at 10.50am.