

WEST MERSEA TOWN COUNCIL

MINUTES OF THE COUNCIL MEETING

HELD ON THURSDAY 10 JULY 2014

PRESENT: Councillors: Beverley Perkins (Deputy Mayor)
Wendy Bixby
Belinda Cross
John May
Alan Mogridge
Eric Straughan
Noelle Urquhart
Sylvia Wargent

IN ATTENDANCE: Town Clerk: David Tucker

Borough Councillors: John Jowers
Margaret Kimberley

Action

Reports from Borough Councillors

Borough Councillor John Jowers reported that roads classified as P1 and P2 routes have had the potholes repaired throughout the County and the intermediate roads would now be attended to, £415m had been set aside for the pothole repairs.

The number of Borough Councillors was to be cut to 51, and it was likely that West and East Mersea would be combined into one ward.

Borough Councillor Jowers advised that West Mersea Town Council should support the Harbour Scheme in order to increase the 75,000 cubic metres needed to recharge the Mersea beaches.

5965 APOLOGIES

Apologies for absence received from Councillor Clements, and Borough Councillor Sheane.

5966 DECLARATION OF INTERESTS

Councillors Bixby and Mogridge both declared a non pecuniary interest in planning application 14 4845.

5967 TO CONFIRM MINUTES OF THE COUNCIL MEETING OF 15 MAY 2014 - MATTERS ARISING

It was PROPOSED by Councillor Bixby, SECONDED by Councillor May that the MINUTES of the Meeting held on 15 May 2014, be CONFIRMED.

ALL IN FAVOUR

Matters arising:

There were no matters arising not covered elsewhere on the agenda.

5968 TO CONFIRM MINUTES OF THE FINANCE AND PLANNING MEETING OF 5 JUNE 2014 - MATTERS ARISING

It was PROPOSED by Councillor Straughan, SECONDED by Councillor Bixby that the MINUTES of the Meeting held on 5 June 2014, be CONFIRMED.
ALL IN FAVOUR

Matters arising:

Item 5964: Councillor Mogridge gave an update report on Neighbourhood Planning, suggesting that West Mersea Town Council use a consultant, (as per Burnham), to formulate a plan for West Mersea. Councillor Mogridge was asked to circulate any available information for consideration at the next Finance and Planning Meeting.

5969 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- (a) **14 5068**
Variation of condition 02 of planning permission 13 0296.
Akhurst Court, Melrose Road, West Mersea - Mersea Island Trust

Following discussion it was agreed to recommend CONSENT be granted in respect of this application.

- (b) **14 4998**
Erection of front porch extension and creation of first floor balcony.
3 Carriers Close, West Mersea - Ms Linda Russell

Following discussion it was agreed to recommend CONSENT be granted in respect of this application.

- (c) **14 5073**
Prior notification of proposed development by telecommunications system operators for the replacement of the existing Vodafone 15m mast (17.5m total height) with a dual operator 17.5 mast. Associated with this mast upgrade is the installation of 2 Lancast.
Base Station, Unit 6 Rushmere Close, West Mersea - Telefonica UK Ltd

Following discussion it was agreed to recommend CONSENT be granted in respect of this application.

- (d) **14 5026**
Alterations to the windows to the first floor rear elevation.
6 Kingsland Beach, West Mersea - Mrs Clare Moore

Following discussion it was agreed to recommend CONSENT be granted in respect of this application.

- (e) **14 5181**
Proposed single storey rear extension and alterations.
18 Victory Road, West Mersea - Mr & Mrs Steve Baxter

Following discussion it was agreed to recommend CONSENT be granted in respect of this application.

- (f) **14 4845**
Extension to access. Removal of grass verge area and concrete bollard replaced with authorised materials, i.e., tarmac.
34-36 Kingsland Road, West Mersea - Mr Rob Douglas

Following discussion it was agreed to recommend CONSENT be granted in respect of this application, but assume that the application will also be referred to highways department with a view to considering using a permeable surface.

- (g) **14 5303**
Demolition of existing outbuilding. Single storey construction of single storey extension to rear of dwelling.
8 Windsor Road, West Mersea - Mr David Mole

Following discussion it was agreed to recommend CONSENT be granted in respect of this application on the condition that the extension remains ancillary to the main property, there is no sub letting and proper attention is given to parking facilities.

- (h) **14 5235**
Construction of rear single storey extension.
8 Rosebank Road, West Mersea - Mr & Mrs C Davy

Following discussion it was agreed to recommend CONSENT be granted in respect of this application.

- (i) **14 5300** (Resubmission of 14 2892)
Removal of existing garage. Replacing with a side extension to existing bungalow over a split level internally. Extension follows line of existing bungalow.
11 Goings Lane, West Mersea - Mr Gavin Butler

Following discussion it was agreed to recommend CONSENT be granted in respect of this application.

- (j) **14 5192**
First floor extension and single storey rear extension.
26 Melrose Road, West Mersea - Mr D Sydenham

Following discussion it was agreed to recommend CONSENT be granted in respect of this application.

5970 TO RECEIVE NOTIFICATION OF PLANNING DECISIONS

Applications Passed

- (a) **14 3389**
Proposed rear and side extension.
14 Elmwood Drive, West Mersea - Mr S McDonough
- (b) **14 4642**
Take down existing garage to side and construct a larger garage in the same position.
Sedona, Willoughby Avenue, West Mersea - Mrs Maureen Nash
- (c) **14 4704**
Extension to rear of existing garage to form annexe accommodation.
103 Fairhaven Avenue, West Mersea - Mr James Fairbanks

WMTC Recommendation: Following discussion it was recommended that consent be granted in respect of this application, but we ask that the annexe accommodation must remain ancillary to the main building and that adequate parking arrangements are made.

- (d) **14 4702**
Alteration to the frontage of the existing coach house, alterations to the frontage of the existing double garage, and the replacement of the existing flat roof over the existing double garage with a new (flat topped) pitched roof.
9 Alexandra Avenue, West Mersea - Mr & Mrs Derek Ponsford
- (e) **14 4585** *
Variation of condition 3 attached to planning permission COL/05/2073 - to allow for an 11 month holiday season from 1st March to 31st January (closed period February).
Land forming part of Seaview Holiday Park, Seaview Avenue, West Mersea - Seaview Holiday Park Ltd

WMTC Recommendation: Following discussion it was agreed to recommend refusal for the following reasons: West Mersea Town Council views this application for 11 months holiday lets with alarm and scepticism. There is no evidence that the applicant could guarantee to supervise and police the occupation and as a result the site would rapidly become a housing estate not subject to Council Tax. Nevertheless occupants will require the same services as those paid for by householders in West Mersea. We already have evidence of residents in West Mersea selling up and moving in to holiday vans here whilst retaining a postal address with relations on the island. It is a dangerous precedent that could easily double the population of West Mersea whilst producing zero council tax or S.106 type building tax.

- (f) **14 4591** *
Variation of condition 2 attached to planning permission COL/95/1160 - condition to be varied to allow for an 11 month holiday season from 1st March to 31st January the following year (closed period February).
Seaview Holiday Park, Seaview Avenue, West Mersea - Seaview Holiday Park

WMTC Recommendation: Following discussion it was agreed to recommend refusal for the following reasons: West Mersea Town Council views this application for 11 months holiday lets with alarm and scepticism. There is no evidence that the applicant could guarantee to supervise and police the occupation and as a result the site would rapidly become a housing estate not subject to Council Tax. Nevertheless occupants will require the same services as those paid for by householders in West Mersea. We already have evidence of residents in West Mersea selling up and moving in to holiday vans here whilst retaining a postal address with relations on the island. It is a dangerous precedent that could easily double the population of West Mersea whilst producing zero council tax or S.106 type building tax.

- (g) **14 4670**
Proposed replacement detached dwelling (following the demolition of the existing property).
20 Goings Lane, West Mersea - Mr David Shannon

- (h) **14 4814**
Construction of steel and glass balcony to existing dwelling.
36 Coast Road, West Mersea - Mrs Belinda Croft

WMTC Recommendation:
West Mersea Town Council are unable to comment on this application.

Application Withdrawn

- (a) **14 4597**
Change a bungalow into a two storey family home.
58 St. Peters Road, West Mersea - Mr & Mrs Jarvis
- (b) **14 4586**
Demolition of existing house and erection of new dwelling.
24b Firs Chase, West Mersea - Mr & Mrs Payne

* **WMTC recommended opposite**

5971 TO RECEIVE REPORTS FROM COMMITTEES/WORKING GROUPS

Bradwell Monitoring Committee – Councillor Urquhart stated that Magnox were now starting to process the FED. The size of the storage facility apparently was just a guess, and Magnox were considering importing waste from other areas, such as Kent. The storage ratio would be likely to be 2/3 local and 1/3 imported. This was currently being discussed and planning permission would have to be sought.

Crime & Safety Committee – Nothing to report. The next meeting to be held in about 3 weeks.

Environment Committee - Nothing to report. The next meeting was to be held on Wednesday 14th July.

Footpaths, Footways & Cycle Paths Committee – Nothing to report.

Health Liaison Committee – Nothing to report.

Traffic and Transport Committee – Nothing to report.

Waterside Committee – Councillor Perkins reported that interested parties were to be asked to contribute to the maintenance of the proposed waterfront CCTV cameras.

Communications Working Group – Nothing to report.

Youth Interest Group – Councillor Bixby reported that a meeting was to be held on 11th July at the Skatepark from 6pm to 8pm. The Zone Wardens would be in attendance, and a professional skateboarder would be giving a demonstration.

The proposed BMX loan scheme was being reviewed with the help of Colchester Borough Council and a report would be made to the next Finance and Planning Meeting.

Website - Councillor Perkins advised that a meeting would be held after the Environment Committee on 14th to discuss and amend the website to allow Councillor access.

Dog Control Meeting - The Committee did not meet as planned due to the need to await the results of the Crown Court action currently underway. Information from the Colchester Borough Council's Dog Control section was also expected re dog fouling and potential regulations.

5972 TO RECEIVE THE INCOME AND EXPENDITURE ACCOUNT FOR 3 MONTHS TO 30 JUNE 2014

The Clerk presented the Income and Expenditure report as at 30 June (attached).

Councillor Wargent proposed that Councillor Perkins be added to the bank cheque signing list.

(Proposed Councillor Wargent, Seconded Councillor Bixby - All in Favour).

5973 LETTERS RECEIVED FOR DISCUSSION

- (i) Mrs B Mogridge re Walks Leaflet (2) - Noted. Councillor Bixby advised that the leaflet is a standard size in use.
- (ii) Mrs J Osborn & Mr K Watson re St. Peter's Church Green - Noted.
- (iii) CBC re Electoral Review - Noted. The Colchester Borough Council website also has all the information.
- (iv) Essex Police re PCSO Contract - Noted. The Clerk to write to Essex Police and conform the amount West Mersea Town Council is prepared to commit to the PCSO's.
- (v) Mr D Cooper re School Field - Noted.
- (vi) CBC re Garden Waste Recycling Bags - Noted.
- (vii) Mr S Vince re Skatepark - Noted.
- (viii) West Mersea Beach Club re Donation request - Noted. Following discussion it was agreed to donate £100 to the Beach Club. (Proposed Councillor May, Seconded Councillor Straughan).

5974 MAYOR'S NOTES

Nothing to report.

There being no further business, the meeting closed at 8.55 pm.