

WEST MERSEA TOWN COUNCIL

MINUTES OF A PLANNING & FINANCE MEETING

HELD ON THURSDAY 10 SEPTEMBER 2015

PRESENT: Councillors: John May (Mayor)
David Bragg
Peter Clements
Alan Mogridge
Carl Powling
Sylvia Wargent
Sophie Weaver

Town Clerk: David Tucker

Action

Presentation by Ms K Syrett, Spatial Planning Manager, Colchester Borough Council

Ms Syrett advised that she was making a presentation to all the Parish and Town Councils regarding the new Local Plan, following the recent public consultation, and her department was now working on the details of the 300 or so potential development sites to determine the evidence base.

This review was a government requirement.

920 new houses were required to be built each year, down from 1065 per year previously required.

Ms Syrett referred to the previous sites consultation documents which indicated there was at least a 5 year housing supply, and a large number of houses (e.g., the Garrison development) were already in the pipeline. Without a 5 year supply, it was noted that all potential sites were at risk.

The Coastal Protection Belt has a significant impact on future development, and it is under review and is likely to be strengthened.

In addition the Village Envelope is also to be reviewed and possibly expanded.

Ms Syrett added that she would like to hear the views of West Mersea Town Council regarding potential development sites, but added that Colchester Borough Council still had to complete their assessment of the proposed sites and West Mersea Town Council should wait for the completion of the assessment (planned for 9th October 2015) before contacting potential developers, as the number of sites may be reduced.

6149 APOLOGIES

Apologies received from Councillors Jenkins and Straughan.

6150 DECLARATION OF INTERESTS

Councillor Clements declared a non pecuniary interest in planning application 15 1760.

6151 PLANNING APPLICATIONS RECEIVED

(a) 15 1765

Demolition of an existing single storey lean to kitchen and bathroom to the rear of the existing property. Erection of proposed single storey rear extension to accommodate a new kitchen, utility room, WC and bathroom.

35 The Lane, West Mersea - M Baker

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

- (b) **15 1766**
Listed building application (see a).

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

- (c) **15 1820** (Resubmission of 15 1297)
Proposed 2 bedroom dwelling.
64 Kingsland Road, West Mersea - Mr C Richardson

Unable to comment due to lack of details.

- (d) **15 1833**
Application to vary condition 2 of planning permission. 14 5924 to change the name on the planning permission regarding restricted use.
35 Victory Road, West Mersea - Mrs D Berryman

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

- (e) **15 1767** (Resubmission of 14 6501)
Two storey side and single storey rear extensions. Demolition of single storey extensions and outbuilding.
100 Coast Road, West Mersea - Mr G Rampling

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

- (f) **15 1855**
Two storey extension to provide a bedroom and en-suite. Remove existing flat roofs over garage, study and utility room and replace with one flat roof with roof lantern to provide new kitchen and family room. Add small extension to single storey porch to provide cloakroom.
3 Blackwater Drive, West Mersea - Mrs B Chalmers

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

- (g) **15 1721**
Proposed porch and garage alternations.
30 Empress Avenue, West Mersea - Mr & Mrs C Savage Bruighter

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

- (h) **15 1760**
Proposed two storey rear extension with internal alterations. Increased opening to kitchen door.
Ash Tree Cottage, 27a The Lane, West Mersea - Mr Martin Gozzett

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

6152 NOTIFICATION OF PLANNING DECISION RECEIVED

Application Passed

- (a) **15 1300**
Installation of a top hinged opening obscure window in first floor en-suite of the north side elevation which faces onto New Captains Road. Measurement of window including frame is 600mm wide x 575mm deep.
52 St Peters Road, West Mersea - Mr B Palmer

- (b) **15 1318**
First floor and rear extensions.
35 Yorick Road, West Mersea - Mrs J Woolley

- (c) **15 1440**
Refurbishment and remodelling of existing buiding together with ground and first floor extensions to form a new GP surgery and small ancillary dispensary unit, with new hard and soft landscaping, car parking, cycle parking and bin store.
Former Police Station, East Road, West Mersea - Octopus Healthcare (incorporating Medicx

WMTC Recommendation: Unable to comment due to non pecuniary interests.

- (d) **15 1467**
Proposed new amenity building to replace existing toilet and changing facilities.
Seaview Holiday Park, Seaview Avenue, West Mersea - Mr A Dixon
- (e) **15 1505**
Internal alterations and change of use from A1 to A3.
Digby House, 4 Barfield Road, West Mersea - Ms R Storrar-Barfoot
- (f) **15 1437**
Replacement of the single storey front extension and terrace, change of materials to the principle elevation, internal modifications, improved vehicular turning facilities and associated works.
84 Coast Road, West Mersea - Mr & Mrs Johnson & Cooper

Applications Refused

- (a) **15 1380**
Two storey side extension and single storey outbuilding.
39 St Peters Road, West Mersea - Mr & Mrs A Thomson
- (b) **15 1128** *
Replacement of existing detached bungalow and garage, with new detached chalet style house and garage.
92 Fairhaven Avenue, West Mersea - Mr A Dixon

* **WMTC recommended opposite**

6153 TO RECEIVE THE INCOME AND EXPENDITURE REPORT FOR 4 MONTHS TO 31 JULY 2015

The Clerk presented the Income and Expenditure Account for the 4 months to 31 July 2015. Income was as expected and at budgeted levels, and expenditure, after taking out the additional costs of resurfacing the tennis courts, plus the cost of 'Refresh Mersea', which will be covered from the Essex County Council Community Initiative Fund, was slightly under budget. The underlying financial position was satisfactory.

6154 TO ADOPT THE MEMBER/OFFICER PROTOCOL

Following discussion, the proposed Member/Officer Protocol was adopted by the Council (attached).
Proposed: Councillor Powling, Seconded: Councillor Mogridge.

6155 TO CONSIDER APPOINTING NEW WEBSITE MANAGER

This item was deferred to 1st October.

6156 TO CONSIDER THE FUTURE USE OF THE TENNIS PAVILION

This item was deferred to 1st October.

6157 TO CONSIDER THE LEGAL ISSUES SURROUNDING REDWOOD PIZZAS

The Clerk was asked to write to the Colchester Borough Council Enforcement Officer for advice on the legal issues regarding the Pizza van.

6158 ANY OTHER FINANCIAL MATTERS

Development Site - Following discussion it was agreed to meet with the potential developers of the proposed sites in the LP consultation document and invite them to make a presentation to the Council.

Proposed: Councillor Clements, Seconded: Councillor Mogridge.

(Councillor Wargent abstained).

There being no other business, the meeting closed at 8.40pm.