

WEST MERSEA TOWN COUNCIL

MINUTES OF A PLANNING & FINANCE MEETING

HELD ON THURSDAY 22 JANUARY 2015

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

Town Clerk: David Tucker

6063 APOLOGIES

There were no apologies for absence.

6064 DECLARATION OF INTERESTS

Councillor Bixby declared a non pecuniary interest in the Colchester Borough Council/West Mersea Town Council toilets issue.

6065 PLANNING APPLICATIONS RECEIVED

(a) 15 0002

The proposal is for the demolition of the existing 1 bed property, to be replaced with a good quality 2 bed family home.

76 Fairhaven Avenue, West Mersea - Mr Carl Bentley

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

(b) 14 6409

Proposed new dwelling and associated works adjacent to No. 13 New Captains Road.

13 New Captains Road, West Mersea - Mr Darren Taylor

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

(c) 15 0061

Removal of conservatory. Single storey extension of kitchen and living room. Removal of roof over LR formation of first floor BR roof.

15 Firs Chase, West Mersea - Mr & Mrs T Hollingsworth.

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

(d) 15 0063

Single storey pitched roof rear extension, replacement of existing 2 storey flat roof with new hipped pitched roof. New hard board cladding above first floor level. New smooth render below first floor level.

12 Yorick Road, West Mersea- Mr & Mrs T Humphries

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

Action

Applications Passed

- (a) **14 6367**
Addition of a second storey over existing single storey element, the erection of a one and a half storey rear extension and associated works.
4 Meadow Lane, West Mersea - Mr A Knott
- (b) **14 6368**
Replacement swimming pool building and re-contouring terraced garden. Amendment to planning permission
14 5622. Position and size as approved. Roof and fenestration amended. Terracing amended.
West Hold, 2 High Street, West Mersea - Mr & Mrs P & J Smith

Application Refused

- (a) **14 6315** *
Demolition of existing detached garage with the construction of new detached garage with front dormers and roof lights.
2 Blackwater Drive, West Mersea - Mr Alan Cowper

WMTC Recommendation:

Following discussion it was agreed to recommend Consent be granted in respect of this application, on condition that it always remains a garage and does not convert to a dwelling.

* **WMTC recommended opposite**

6067 TO CONSIDER WHETHER TO CHARGE FOR DISABLED PARKING IN THE TOWN CAR PARKS

Following discussion it was agreed not to charge for disabled parking for the coming financial year (2015-16), but to keep the issue under review.

6068 TO CONSIDER THE PRECEPT FOR 2015-16

The proposed agreement between Colchester Borough Council and West Mersea Town Council was reported as follows:

West Mersea Town Council take over the management and ownership of all four of the public toilets, and Colchester Borough Council transfer the freeholds of each toilet to West Mersea Town Council, with effect from 1 April 2015.

In return Colchester Borough Council will pay a fixed annual amount of £7,000 to West Mersea Town Council towards the cost of maintenance. and will pay West Mersea Town Council a one off lump sum of £13,000 towards the refurbishment of the toilet near Willoughby Car Park. Colchester Borough Council will also arrange for the necessary legal documentation at no cost to West Mersea Town Council, and will assist West Mersea Town Council in reviewing the contract West Mersea Town Council will have with the toilet management contractor.

Following discussion it was unanimously agreed (Proposed Councillor Perkins, Seconded Councillor Urquhart) to accept the agreement as proposed.

The Clerk then presented the proposed budget for 2015-16, (attached), which, excluding any costs relating to the toilets agreement, showed a surplus of £30,645 assuming a precept (including the Colchester Borough Council/Government Grant) of £190,422, as per 2014-15.

Assumed costs of £54,000 per annum, (including for the proposed School Gardens toilet), less the Colchester Borough Council annual payment of £7,000, were discussed, and it was felt that the assumed costs should be increased to £64,000 to cover any shortfall in the estimated rates figure.

The assumed costs resulted in a deficit of £26,355.

This resulted in an increased precept to ratepayers of £8.76 per annum, based on 3080 Band D householders.

The Clerk pointed out that this figure would change slightly depending upon the final Colchester Borough Council/Government Grant.

Following further discussion it was unanimously agreed (Proposed Councillor May, Seconded Councillor Straughan) to accept the Budget and precept as amended.

There being no other business, the meeting closed at 9.00 pm.

