

WEST MERSEA TOWN COUNCIL

MINUTES OF THE COUNCIL MEETING

HELD ON THURSDAY 7 SEPTEMBER 2017

PRESENT: Councillors: Carl Powling (Mayor)
Peter Banks
David Bragg
Peter Clements
Robert Jenkins
Paula Moore
Sylvia Wargent
Sophie Weaver

IN ATTENDANCE: Town Clerk: Petra Palfreyman
Borough Councillor: Robert Davidson
John Jowers

6528 TO ACCEPT APOLOGIES FOR ABSENCE

Apologies for absence were received from Borough Councillor Patricia Moore.

6529 TO RECORD DECLARATIONS OF INTERESTS

There were no declarations of interest

6530 PUBLIC SESSION

1 member of the public.

A request was made for a sign at the top of The Lane to advise the road is narrow in width.

Report from Borough Councillor John Jowers

The Cabinet member responsible for signage has been contacted.

The Council should consider making a formal protest about the problems in Coast Road with support from the Borough and County Council.

It is likely there will be some further development on Berechurch Hall Road, beyond the MCTC and if so a southern relief road will be needed. The development could take some of the housing numbers needed for Mersea if it goes ahead.

Dates have been provisionally set for the A12 and A120 widening.

Report from Borough Councillor Robert Davidson

It is disappointing after 8 weeks consultation that that the planners have decided not to review and amend any of the policies in the draft plan and are just putting in all the comments and observations from the consultation to let the Inspectors review them and make the decision. The Inspectors are professionally paid to manage Colchester and Councillors are meant to be given a steer and final approval but they have not had a chance to amend anything from the final consultation. Borough Councillor Davidson has requested to speak to the Inspectors directly on a number of issues and other groups have made similar requests.

Waste collections are still not working properly and Borough Councillor Davidson requests he is notified of any problems.

The Northern Gateway for Sport & Leisure that Colchester Borough Council is planning is to be re-evaluated for costings as it may be unaffordable.

Garden communities that will take the bulk of development for next 10/20/30 years. A quarter of a million from New Homes Owners is meant to go in to infrastructure but they are looking to employ more people to look at setting up a housing community as a national scheme where they can compulsorily purchase land and take control of what goes where.

Shrub End civic amenity has collected 260 tonnes more black bags than usual which is 26% up on the usual amount.

Colchester Borough Council are allowing the 3 black bag collections to be shared between neighbours.

The Neighbourhood Plan is making good progress.

6531 TO CONFIRM MINUTES OF THE ANNUAL MEETING OF 11 MAY 2017 – MATTERS ARISING

These minutes will be confirmed at the next Council meeting.

6532 TO CONFIRM MINUTES OF THE COUNCIL MEETING OF 1 JUNE 2017 – MATTERS ARISING

It was PROPOSED by Councillor Weaver, SECONDED by Councillor Banks that the MINUTES of the Meeting held on 1 June 2017 be CONFIRMED. ALL IN FAVOUR.

Matters arising:

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

6533 TO CONFIRM MINUTES OF THE EXTRAORDINARY MEETING OF 28 JUNE 2017 – MATTERS ARISING

It was PROPOSED by Councillor Moore, SECONDED by Councillor Jenkins that the MINUTES of the Meeting held on 28 June 2017 be CONFIRMED. ALL IN FAVOUR.

Matters arising:

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

6534 TO CONFIRM MINUTES OF THE COUNCIL MEETING OF 6 JULY 2017 – MATTERS ARISING

It was PROPOSED by Councillor Clements, SECONDED by Councillor Weaver that the MINUTES of the Meeting held on 6 July 2017 be CONFIRMED. ALL IN FAVOUR.

Matters arising:

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

6535 TO CONFIRM MINUTES OF THE EXTRAORDINARY MEETING OF 17 JULY 2017 – MATTERS ARISING

It was PROPOSED by Councillor Banks, SECONDED by Councillor Clements that the MINUTES of the Meeting held on 17 July 2017 be CONFIRMED. ALL IN FAVOUR.

Matters arising:

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

6536 TO CONFIRM MINUTES OF THE COUNCIL MEETING OF 27 JULY 2017 – MATTERS ARISING

It was PROPOSED by Councillor Clements, SECONDED by Councillor Weaver that the MINUTES of the Meeting held on 27 July 2017 be CONFIRMED. ALL IN FAVOUR.

Matters arising:

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

6537 TO CONFIRM MINUTES OF THE EXTRAORDINARY MEETING OF 9 AUGUST 2017 – MATTERS ARISING

It was PROPOSED by Councillor Clements, SECONDED by Councillor Banks that the MINUTES of the Meeting held on 9 August 2017 be CONFIRMED. ALL IN FAVOUR.

Matters arising:

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

6538 TO CONSIDER PLANNING APPLICATIONS RECEIVED

(a) 17 2036

Reconstruction and extensions to existing dwelling including raising floor levels by 300mm.
Rose Cottage, 126 Coast Road, West Mersea – Mr R Open

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

(b) 17 2044

1. Continued usage of parcel of land for boat storage and sales.
2. Use of existing building for 'walk by' sales of seafood, oysters etc. and beverages.
Land adjacent to The Oyster Bar, Coast Road, West Mersea – Mr D Whiting

Following discussion it was agreed to recommend CONSENT be granted in respect of this application on the proviso that the applicant adheres to recommendations/restrictions stated by Environment Control, re hours of business, hygiene etc.

(c) 17 2066

External insulation and render facing to rear and one side of house, demolition and rebuilding of utility room at rear.

43 Victory Road, West Mersea – Mr C Johnson

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

(d) 17 1988

Proposed temporary (two years) covered canopy structure to enable the repair and refurbishment of a boat.

17 Firs Road, West Mersea – Mr R Green

Following discussion it was agreed to recommend CONSENT be granted in respect of this application on condition that it is for a maximum of two years.

(e) 17 2028

Proposed single storey rear and side extension.

24 Windsor Road, West Mersea – Mr & Mrs Lappage

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

(f) 17 2010

Proposed front/rear and roof extension with small side extension. Resubmission of approved planning application 16 2513.

54 Yorick Road, West Mersea – Mr & Mrs Bird

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

(g) 17 2170

First floor extension on existing bungalow including two storey extension to front and single storey extension to rear.

86 Empress Avenue, West Mersea – Mr Chatterton

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

(h) 17 2203

Single storey side and rear extension.

6 Buxey Close, West Mersea – Mrs R Carnell

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

6539 TO RECEIVE NOTIFICATION OF PLANNING DECISIONS RECEIVED

Applications passed

(a) 17 1588

Retrospective application: conversion of window on the front of the property into a set of french doors.
3 Carriers Close, West Mersea – Mrs E Talbot

(b) 17 0894

New road access onto East Mersea Road.
15 East Mersea Road, West Mersea – Mr Montgomerie

(c) 17 1564

Sub-division of a vacant Warden's maisonette to form two new self-contained one bedroom flats.
Flat 3, Hall Barn, High Street, West Mersea – Mr N Selmes

WMTC Recommendation: Following discussion it was agreed to recommend refusal on the grounds that development was originally agreed that there would be a live-in warden.

(d) 17 1100

Two storey rear extension.
21 Empress Avenue, West Mersea – Mr & Mrs Lightfoot

(e) 17 1647

Ground and first floor extensions.
6 Shears Crescent, West Mersea – Mr J Whiting

(f) 17 0819

Revisions to planning permission 16 0426. Proposed alterations to all facades and minor internal alterations.
46 St Peters Road, West Mersea – Mr T Cooke

(g) 17 1643

Two storey side extensions and single storey rear extension.
100 Coast Road, West Mersea – Mr M Plumtree

(h) 17 1686

Single storey front and side extension and conversion of existing garage to bedroom.
28 Elmwood Drive, West Mersea – Mr B Lovegrove

(i) 17 1313

Installation of new replacement doors and windows to facilitate existing B1/B8 usage. Change of use of existing office Unit 1 at ground floor level and offices 2, 3 and 4 at first floor level from B1/B8 to A2 usage; install new windows on all elevations, external storage to be created in the yard and proposed operation times.
7 Rushmere Close, West Mersea – Mr D Blacklock

6540 TO DISCUSS AND AGREE A REQUEST FOR A BRIDLEWAY TO CUT THROUGH THE GLEBE

Following discussion it was agreed that a bridleway is permitted to cut through the spinney at the Glebe from the land adjacent to the Glebe.

6541 TO DISCUSS A RESPONSE TO COLCHESTER BOROUGH COUNCIL REGARDING THE UPLAND ROAD RECYCLING CENTRE

Following discussion the Council requested to have a meeting with Colchester Borough Council to discuss their request.

6542 TO DISCUSS AND AGREE THE FUTURE OF THE HALF PIPE IN WEST MERSEA PARK

Following discussion it was agreed that the Half Pipe was not viable to repair and should be donated to the charity setting up Empire 2.

6543 TO RECEIVE REPORTS FROM COMMITTEES/WORKING GROUPS:

Bradwell – Magnox will be at the MICA on 10 October at 6.30pm.

Cemetery – Nothing to report

Communications – Nothing to report

Assets, Facilities and Environment – The minutes of the meeting on 21 July are on the website.

There is a small piece of land in Coast Road where West Mersea Town Council hope to approach the landowners to see if we can put benches there to protect the reeds and marshland.

Charges for parking to Beach Hut Watch have been increased with a view to bringing them in line with current costs. The Clerk will obtain quotes for new lighting in the office. A question about an adult keep fit area in West Mersea has been added to the Neighbourhood Plan questionnaire. West Mersea Town Council were not able to employ anyone to litter pick over the summer as the person lined up to do the job was unable to work due to a change in circumstances. The Committee are looking in to leasing out the toilets to help with costs and management. The new play area refurbishment is due to start in October.

Local Community Meeting – The recent meeting was well attended with the main topics being beach hut fires. Some positive proposals were made by members of the public. As there is not a regular police presence in Mersea the huts are not patrolled very often. The next meeting is 13 September 2017 in Layer de la Haye. The police will attend this meeting.

Neighbourhood Plan – The housing needs survey was published in The Courier last publication. There will be two drop in sessions next weekend.

Personnel – Nothing to report

Sports and Recreation – see report attached. It was agreed to set up a Working Group to discuss matters relating to the Glebe.

Transport – The committee are considering upgrading the pay machines. Next meeting 18 September 2017.

Waterside – Nothing to report. Next meeting 27 September 2017 at 5pm.

6544 MAYOR'S NOTES

The Mayor attended the Oyster opening at Cudmore Grove and the Oyster Dredging Match at Packing Shed. The Mayor and Councillor Banks attended a recent meeting with Bernard Jenkin MP who was supportive of West Mersea Town Council, against the Colchester Borough Council Local Plan, especially garden communities and against Bradwell. Bernard Jenkin also talked about renewable.

There being no further business, the meeting closed at 9.30 pm.