

**WEST MERSEA TOWN COUNCIL**

**MINUTES OF THE COUNCIL MEETING**

**HELD ON THURSDAY 17 OCTOBER 2019**

PRESENT: Councillors: Carl Powling (Mayor)  
John Akker  
Peter Banks  
David Bragg  
Robert Jenkins  
Sylvia Wargent  
Sophie Weaver  
Chris Wood

IN ATTENDANCE: Town Clerk: Petra Palfreyman  
Borough Councillor: Patricia Moore

**19/217 TO ACCEPT APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Paula Moore and Borough Councillors Davidson and Jowers.

**19/218 TO RECORD DECLARATIONS OF INTEREST**

Councillor Akker declared a non-pecuniary interest in all planning applications as a member of the Mersea Island Society and Stop 350 and specifically 19 220. Councillor Jenkins declared a non-pecuniary interest as Trustee of the MICA to agenda reference 19 223

**19/219 PUBLIC SESSION**

3 members of the public were in attendance.

West Mersea Town Council should be concerned for the shellfish and fish in the Marine Conservation Zone. There is a requirement for an evacuation plan and this should be addressed by Essex County Council.

Members of the public commented that the revised Brierley Paddocks application should be refused on the grounds that it is premature and the housing allocations for all sites in the Emerging Local Plan should be considered by the Local Plan Inspector. Borough Councillor Moore stated that she opposed the new application and hoped the Council would do the same.

Borough Councillor Patricia Moore

The Council voted to create Plan B to the Garden Communities section of the Plan. This should be advanced enough for the committee to review it. The sequence of the Local Plan is unlikely to change and the application is premature.

**19/220 PLANNING APPLICATIONS RECEIVED**

(a) 19 2206

Proposed single storey rear extension and continuation of existing side extension.  
Armada Cottage, 10 City Road, West Mersea – Mr D Currie

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

(b) 19 2402

Addition of lantern window to rear, patio doors, window renewal to house, roof lift to east elevation, render and cladding to facade.

15 The Lane, West Mersea – Mr J Davies

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

(c) 19 2317

Construction of a 3 bed house with two parking spaces to the front.

51 East Road, West Mersea – Mr J Davies

Following discussion it was agreed to recommend refusal on the grounds that parking does not meet the Essex Parking Standards or the concerns expressed by Essex Highways.

(d) 19 2459

Application for Certificate of Lawfulness for an existing single storey rear extension.

Barrow Barn, 7a East Mersea Road, West Mersea – Mr R Wacey

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

(e) 19 2136

Demolition of 1 dwelling (no. 43 Seaview Avenue) and erection of up to 101 dwellings and up to 0.5ha of D1/B1 commercial use with associated parking, public open space, landscaping, sustainable urban drainage system (SUDs), vehicular access from East Road.

Land at Brierley Paddocks, West Mersea – Ms E Ousbey

West Mersea Town Council recommends that consent is NOT granted to this planning application for the following reasons:

**Prematurity:**

In the National Planning Policy Framework (NPPF) February 2019 paragraphs 59-50 (page 14) premature applications are specifically discussed.

The Colchester Borough Council (CBC) Emerging Local Plan is at an advanced stage, it has already been submitted, therefore the justification to refuse is clearly given in paragraph 49 as both sub terms a). "...to grant permission would undermine the planning process..." and b). "the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area" are fulfilled.

The West Mersea Neighbourhood Plan has now progressed to preparation of a Draft Plan and granting permission for this application would therefore "prejudice the outcome of the plan making process" – NPPF February 2019 paragraph 50 (page 15).

**Lack of Conformity:**

This application is in conformity with the CBC Emerging Local Plan. However, it is not in conformity with the developing West Mersea Neighbourhood Plan which is following the NPPF February 2019 paragraph 29 (page 10) and respective footnote (16).

**Traffic impact:**

West Mersea Town Council considers that the revisions would result in a detriment to the community with the amendment proposing just the single vehicular access point from East Road. This will have the effect of 'kettling' significant increases in traffic accessing the site via Dawes Lane and East Road.

(f) 19 2244

Demolition of existing residential dwelling and erection of new residential dwelling.

The Cottage, 12 Beach Road, West Mersea – Mr D West

Following discussion it was agreed to recommend refusal for the following reasons:

- Out of keeping with the street scene.
- Overpowering and denies neighbours privacy.

## 19/221 NOTIFICATION OF PLANNING DECISIONS RECEIVED

### Applications passed

- (a) 19 2081  
Single storey side/rear extension and addition of cladding.  
7 Beach Road, West Mersea – Mr Cooper
- (b) 19 2148  
Retention of existing canopy (temporary approval granted under 17 1988) for storage of boat and vintage tractor.  
17 Firs Road, West Mersea – Mr R Green
- (c) 19 2142  
Addition of gable end incorporating french doors.  
White Chimneys, 6 Bower Hall Lane, West Mersea – Mr Hills
- (d) 19 2254  
Proposed porch with WC.  
96 Oakwood Avenue, West Mersea – Mr J Harrison

### Application refused

- (a) 19 1956  
Proposed extension of previously granted balcony (ref 17 2552) with access and additional doors on front elevation.  
19 Shears Crescent, West Mersea – D Cook

## 19/222 TO NOTE THE CURRENT FINANCIAL POSITION

Bank balances as at 17 October are Barclays £173933.44, Unity Trust £51536.96 and N S & I £70357.15. The second instalment of the precept was received in September of £156741.00. £85000 will be transferred into Unity Trust. Budgets are being sent out to chairman and councillors of committees each month for comment. The RFO will prepare a spreadsheet to show how the reserves are allocated in the N S & I account and the Unity Trust account. The summer quarter of the parking income is due shortly and the VAT return for the 2<sup>nd</sup> quarter will be prepared as soon as all the invoices for September are posted. The RFO is now looking at the 2020/21 budget and has requested input from each chairman of the committees. The Clerk advised where the budget was under and over in the general account, known as the Clerks account.

## 19/223 TO DISCUSS AND AGREE A DONATION OF UP TO £120 TO THE MICA TOWARDS THE COST OF A CHRISTMAS TREE FOR MERSEA LIGHTS UP

Following discussion it was agreed to donate up to £120 towards the cost of a Christmas Tree for Mersea Lights Up.  
Proposed: Councillor Bragg, Seconded: Councillor Wood. ALL IN FAVOUR.

## 19/224 TO DISCUSS AND AGREE CHANGING THE CLOSING TIMES OF WILLOUGHBY AND LIBRARY PUBLIC TOILETS

This item was withdrawn.

## 19/225 TO DISCUSS THE LEASE FOR 10 MELROSE ROAD AND AGREE THE WAY FORWARD

Following discussion it was agreed to request a meeting with Colchester Borough Council/Amphora to discuss this further with them.

19/226 TO DISCUSS THE BRADWELL MONITORING COMMITTEE'S CONCERNS ABOUT, AND TO PLEDGE SUPPORT AGAINST, THE PROSPECT OF BRADWELL B CHOOSING A DIRECT COOLING WATER SYSTEM BY EXTRACTION OF SEAWATER FROM THE BLACKWATER ESTUARY AND/OR THE MARINE CONSERVATION ZONE

Following discussion the Council pledged their support against the prospect of Bradwell B choosing a direct cooling water system by abstraction of sea water from/to the Blackwater Estuary including the whole of the Marine Conservation Zone.

19/227 TO DISCUSS THE BRADWELL MONITORING COMMITTEE'S CONCERNS OVER THE LACK OF AN EVACUATION PLAN FROM MERSEA ISLAND

Following discussion the Council accepted that a credible evacuation plan must be addressed by Essex County Council.

19/228 TO DISCUSS SUPPORTING A NEW DEMENTIA SUPPORT INITIATIVE

Following discussion the Council agreed that initiatives such as the Dementia Support Initiative would be supported and a presentation will be arranged to see how the Council can help further.

19/229 TO DISCUSS AND AGREE TO MEET THE COSTS TO ENLARGE THE METAL SEAT AROUND THE TREE IN THE SENSORY GARDEN

Following discussion it was agreed that the Council would spend up to £200 enlarging the seat if the Rotary Club were unable to fund it.

Proposed: Councillor Wood, Seconded: Councillor Banks. ALL IN FAVOUR.

19/230 TO DISCUSS AND AGREE THE FUTURE STRATEGY AND IMPLICATIONS FOR COMMITTEE/WORKING GROUP STRUCTURES FOR WEST MERSEA TOWN COUNCIL

Following discussion about the outline of the West Mersea Town Council Strategy (circulated), it was agreed that further details would be discussed at a later meeting for all members that would be arranged.

Proposed: Councillor Wood, Seconded: Councillor Akker. Councillor Bragg abstained.

19/231 MAYOR'S COMMENTS

The Mayor thanked everyone for their contribution at the Civic Service.

There being no other business, the public meeting closed at 8.45pm.