

WEST MERSEA TOWN COUNCIL

MINUTES OF THE COUNCIL MEETING

HELD ON THURSDAY 5 SEPTEMBER 2019

PRESENT:	Councillors:	Carl Powling (Mayor) John Akker Peter Banks David Bragg Robert Jenkins Paula Moore Sylvia Wargent Sophie Weaver Chris Wood
IN ATTENDANCE:	Town Clerk:	Petra Palfreyman

19/186 TO ACCEPT APOLOGIES FOR ABSENCE

There were no apologies for absence received.

19/187 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.

Councillor Banks declared a non-pecuniary interest in planning application 19 2142 and agenda item 19/193.

Councillor Bragg declared a non-pecuniary interest in planning application 19 1956.

Councillor Powling declared a non-pecuniary interest in planning application 19 1962.

19/188 PUBLIC SESSION

21 members of the public were in attendance.

2 members of the public raised objections to planning application 19 1956.

4 members of the public raised objections to planning application 19 2136.

19/189 PLANNING APPLICATIONS RECEIVED

(a) 19 1962

Bungalow to dwelling conversion with two storey front and rear extensions and addition of dropped kerb to form in and out driveway.

25 Colchester Road, West Mersea – Mr Broom

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

Councillors Akker and Powling abstained.

(b) 19 2017

First floor extension to bedroom 1 at rear, rendered panel to front, change tiles to boarding and porch tiles to slates.

13 Brickhouse Close, West Mersea – Mr S Whiting

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

(c) 19 1957

To retain plastic projecting ice cream cone.

The Dukes, Land adjacent The Oyster Bar, Coast Road, West Mersea – Mr Whiting

Following discussion it was agreed to recommend consent if the plastic projecting ice cream cone is removed outside of trading hours.

(d) 19 2081

Single storey side/rear extension and addition of cladding.

7 Beach Road, West Mersea – Mr Cooper

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

(e) 19 2118

Replacement of existing free-standing advance sign for Waldegraves Holiday Park with single-sided aluminium sign.

Land adjacent Waldegraves Lane at junction with Chapmans Lane and East Road.

Waldegraves Holiday Park, Waldegraves Lane, West Mersea – Mr D Lord

WMTC will discuss this plan at the next meeting.

(f) 19 2142

Addition of gable end incorporating French doors.

White Chimneys, 6 Bower Hall Lane, West Mersea – Mr Hills

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

Councillor Banks abstained.

(g) 19 1802

Proposed 2 bed eco bungalow part underground. Resubmission of 19 0637. Revised drawing.

Land adjacent to 10 Beverley Avenue, West Mersea – Mr Boyd

Following discussion it was agreed to recommend refusal on the following grounds:

The limited and constrained plot size does not provide sufficient space between the front boundary and front elevation for convenient and efficient turning manoeuvres together with the position of the left flanking wall and front elevation being at right angles also would not accommodate the swept path turning manoeuvres required to align a motor vehicle to the proposed vehicular access enabling a car to join the highway at right angles and in a forward gear, even if widened to the maximum of 3.7m.

(h) 19 2136

Demolition of 1 dwelling (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) and vehicular access points from East Road and Seaview Avenue. All matters reserved except for access.

Land at Brierley Paddocks, West Mersea – Ms E Ousbey, City & Country Mersea Ltd

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 49-50 (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 items a) "... to grant permission would undermine the plan-making 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 if 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].

Councillor Akker abstained.

(i) 19 1956

Proposed extension of previously granted balcony (17 2552) with access and additional doors on front elevation.

19 Shears Crescent, West Mersea – D Cook

Following discussion it was agreed to recommend refusal on the grounds of lack of privacy, out of character with street scene and overdevelopment.

Councillor Bragg abstained.

(j) 19 1745

Consultation by BT: Proposed removal of public telephone box

Junction of East Road and Dawes Lane, West Mersea – Mr R Thompson

Following discussion it was agreed by this Council to support the removal of the public telephone box.

Councillor Bragg abstained.

19/190 NOTIFICATION OF PLANNING DECISIONS RECEIVED

Applications passed

(a) 19 1160

Proposed balcony to front with internal alterations.

The Coast Inn, 108 Coast Road, West Mersea – Cross

(b) 19 1634

Refurbishment and extension to form bar/restaurant (A3/A4); 5 holiday letting rooms (C1) with reception; storage (B8); car parking and associated works, including demolition of ancillary structures.

White Hart Hotel, 1 High Street, West Mersea – Mr & Mrs B Lord

Application refused

(a) 19 0200

Outline application for demolition of 1 dwelling (no. 43 Seaview Avenue) and erection of up to 201 dwellings and up to 0.5ha of D1/B1 commercial use with associated parking, public open space, landscaping, sustainable urban drainage system (SUDs) and vehicular access points from East Road and Seaview Avenue. All matters reserved except for access.

Land at Brierley Paddocks, West Mersea – Emma Ousbey (c/o Agent)

19/196 TO DISCUSS AND AGREE REQUESTED DATES IN 2020 FOR CAR PARK USE:

SATURDAY 20 JUNE; MERSEA CARNIVAL ASSOCIATION (WILLOUGHBY)

SUNDAY 28 JUNE; M I LIONS ROUND THE ISLAND ALL TERRAIN RACE (WILLOUGHBY)

SUNDAY 5 OR SUNDAY 12 JULY; ST HELENA WALK OF MEMORIES (WILLOUGHBY)

FRIDAY 17 TO SUNDAY 19 JULY; ISLAND RACES LTD TRIATHLON (VICTORIA ESPLANADE)

SUNDAY 20 SEPTEMBER; M I LIONS 5 & 10 MILE ROAD RACE (WILLOUGHBY)

Following discussion it was agreed that the car parks would be made available for these events:

- Saturday 20 June until noon for Mersea Carnival Association.
- Sunday 28 June until 2pm for Mersea Island Lions Running Race.
- Sunday 5 July until 3pm for St Helena Walk of Memories.
- Friday 17 to Sunday 19 July for three days for Island Races Ltd Triathlon.
- Sunday 20 September until 2pm for Mersea Island Lions Running Race.

Proposed: Councillor Wood, Seconded: Councillor Moore. Councillor Bragg voted against.

19/191 TO NOTE THE CURRENT FINANCIAL POSITION

The Town Clerk confirmed the current account balance as of 5 September 2019 is £41,254.55, with a balance of £51,536.95 in the Unity Trust account and £70,357.15 in the NS&I account. Income was received for Devolution £4892.46, Car Parks - £17306.76, VAT recovered - £14556.87 and the Precept is due next week of £156741.00.

The budget is now up to date and next week it will be updated further to include August 2019. Bank reconciliations are completed on 14th of each month and the payment schedules for the website will be completed by the end of next week. Invoices are being paid and entered on the accounting system on Thursdays and all routine weekly, monthly, quarterly and annual work is scheduled in the diary. The Clerk stated that the Finance Working group are yet to meet.

19/192 TO DISCUSS THE NEXT ACTIONS REQUIRED REGARDING NON PAYMENT OF GATE LICENCES

Following discussion it was agreed that a solicitor's letter would be sent to non payers. The cost to the Council for the letters will be £69.50 in total.

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

19/193 TO CONSIDER A REQUEST FROM PROUD OF MERSEA TO SUPPORT, AND ACCEPT BEING LICENCE HOLDER, FOR A TRIAL OF CIGARETTE BINS ON LAMP POSTS

Following discussion it was agreed that West Mersea Town Council would accept being a licence holder for 3 cigarette bins on lamp posts. All works will be carried out by PROUD of Mersea.

Proposed: Councillor Moore, Seconded: Councillor Weaver. ALL IN FAVOUR. Councillor Banks abstained.

19/194 TO RECEIVE AN UPDATE ON POLICE SPECIALS AND A PROPOSAL TO ADVERTISE ONCE AGAIN AT A COST OF UP TO £1500 WITH A 25% CONTRIBUTION FROM EAST MERSEA PARISH COUNCIL

Following discussion it was agreed that the Public Relations working group agreed to look in to creating a social media campaign through an agency, at a cost of up to £1000.

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

19/195 TO RECEIVE AN UPDATE ON THE DEVOLUTION PROCESS, HOW ITEMS SHOULD BE REPORTED AND HOW THEY WILL BE PRIORITISED

Following discussion it was agreed to set up a Devolution Committee to manage the Devolution Work. The committee will consist of Councillors Powling (Chairman), Akker, Bragg, Jenkins, Moore and Weaver.

19/197 TO DISCUSS AND AGREE THE LEVEL OF PUBLIC LIABILITY INSURANCE COVER REQUIRED BY CONTRACTORS ENGAGED BY WEST MERSEA TOWN COUNCIL

Following discussion it was agreed that £10 million public liability should be sought from contractors engaged by West Mersea Town Council.

Proposed: Councillor Akker, Seconded: Councillor Moore. ALL IN FAVOUR.

19/198 TO DISCUSS AND AGREE A DONATION TO THE TENNIS CLUB TOWARDS THE COST OF REPAIRS OF UP TO £125

Following discussion it was agreed to make a donation of £125 to the Tennis Club towards the cost of their repairs as allowed under The General Power of Competence as defined in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012.

Proposed: Councillor Wood, Seconded: Councillor Moore. ALL IN FAVOUR.
Councillors Akker and Banks abstained.

19/199 TO DISCUSS AND AGREE TO PURCHASE AN HONOUR BOARD TO LIST THE PAST MAYORS OF WEST MERSEA TOWN COUNCIL, COSTING UP TO £1000

Following discussion the Council voted against purchasing an honour board but agreed to improve the website with this information.

Proposed: Councillor Bragg, Seconded: Councillor Moore.

19/200 TO RECEIVE A REPORT FROM THE PUBLIC RELATIONS WORKING GROUP

Following discussion the purpose and function of the Public Relations Working Group was agreed. A copy of the report is attached.

19/201 TO DISCUSS TRAFFIC ISSUES ARISING FROM THE SUBSTANTIAL RECENT INCREASE IN VISITOR NUMBERS TO WEST MERSEA AND TO AGREE HOW TO TAKE THE MATTER FORWARD

Following discussion it was confirmed that these issues raised have previously been discussed at the Transport Committee meetings and will continue to be discussed. Some suggestions will be made to be considered as part of the new strategy.

19/202 MAYOR'S COMMENTS

The Mayor thanked everyone for their efforts and stated there was much work to be done in the next quarter. Two officers from Colchester Borough Council attended a meeting in West Mersea yesterday and advised the S106 process. The Council agreed that the possible S106 funds for 101 houses of approximately £150000 should be allocated towards refurbishments at The Glebe pavilion from the Communities part of the fund. There is unlikely to be any funds from Parks & Recreation as there will be more open space with 101 houses.

There being no other business, the public meeting closed at 9.36pm.