

WEST MERSEA TOWN COUNCIL

MINUTES OF THE COUNCIL MEETING

HELD ON THURSDAY 13 AUGUST 2020

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

THIS MEETING WAS HELD VIA ZOOM VIDEO CONFERENCE CALL (CORONAVIRUS ACT Part 2020 1 Section 78 Regulations 2 – 17)

20/177 TO ACCEPT APOLOGIES FOR ABSENCE

Apologies for absence received from Borough Councillor Patricia Moore.

20/178 TO RECORD DECLARATIONS OF INTEREST

Councillor Akker declared a pecuniary interest in planning application 20/1419 and a non-pecuniary interest in item 20/188 as a member of Stop 350 and Mersea Island Society.

Councillor Baker declared a non-pecuniary interest in item 20/188 as a member of Stop 350.

Councillor Wood declared a non-pecuniary interest in planning application 20/1419 as a member of Stop 350.

20/179 PUBLIC SESSION

7 members of the public in attendance.

Comments were made for and against flood lights at The Glebe for Rugby pitches.

A request was made for West Mersea Town Council to chair the Waterside meetings instead of Colchester Borough Council.

20/180 REPORTS FROM COUNTY AND BOROUGH COUNCILLORS

Borough Councillor John Jowers

Highways have recommended refusal on any development at 52 East Road. Borough Councillor Jowers has called in the Bradwell application and Colchester Borough Council have had a full Council meeting and there is now a policy.

Local Government reorganisation is timescaled for 2023/24 for us and 3 or 4 unitary authorities coming together to be a combined authority with a Mayor, similar to Essex County Council.

The planning white paper recommends planning can go through if it is sustainable and other significant changes. Local Plan needs to be in place very soon.

Brierley Paddocks construction traffic will come in off East Road and sales and business' will be via Seaview Avenue. The matter of shielding for the existing houses will also be confirmed. A request has been made for 10 of the 30 affordable homes to be allocated to West Mersea Town Council for disposal. There will be 8 houses to the acre which is very low.

There will be another fund for pot holes and a further list needs to be put together.

The recent communications about water was not to do with a shortage but that the pumps could not cope with the demand.

Borough Councillor Robert Davidson

It has been requested that Colchester Borough Council consult with the experts in West Mersea about a rewrite response for Bradwell.

Colchester Borough Council have a £2 to 3 million shortfall and are reworking the budget. £1.1 is proposed to be spent on wheelie bins and ¼ million to convert freighters. There will be garden waste charges in the next 6 months.

The radical planning changes proposed and Colchester is expected to deliver 1600 homes instead of 900. It is important to get the Local Plan agreed.

The Waterside Committee could be managed by West Mersea.

20/181 PLANNING APPLICATIONS RECEIVED

(a) 20 1498

Demolition of the existing garage. Construction of flat roofed extension to rear and side of the existing single storey dwelling.

71 East Road, West Mersea – Mr R Ryall

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

(b) 20 1522

Proposed new dwelling.

14 St Peters Road, West Mersea – Mr B Lord

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

There is insufficient space in front of the proposed new dwelling for a vehicle to stand entirely clear of the footway which will constitute a danger to pedestrians contrary to highway safety and Policy DM1 of the Highway Authority's Development Management Policies February 2011.

The proposal will deprive the existing dwelling of its vehicular access and off street parking facilities leading to additional vehicles being parked in the adjoining highway causing conditions of danger and obstruction to road users contrary to the interests of highway safety and Policy DM1 and 8 of the Highway Authority's Development Management Policies February 2011.

(c) 20 1531

Installation of 4 x 15 metre masts complete with 8 x 2kw floodlights to achieve 100 lux on the pitch as required by the RFU.

Glebe Recreation Ground, Colchester Road, West Mersea – Mersea Island Rugby Football Club

Following discussion it was agreed to request an extension to a) get approval of all MISA clubs, b) get a report on how the light pollution can be mitigated, and c) agree the number of hours the lights will be used.

(d) 20 1584

Application to determine if prior approval is required for a proposed change of use from agricultural building to class C3 dwelling house.

Maydays Farm, Haycocks Lane, West Mersea – Mr & Mrs D Sunnucks

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

(e) 20 1565

Two storey rear extension.
19 Mersea Avenue, West Mersea – Miss J Gozzett

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

(f) 20 1566

Demolish existing detached garage and replace to right side with a two storey side extension. Enlarge existing porch. Remove gates to left side and build a new brick store with a lean-to tiled roof.
1 Gainsborough Close, West Mersea – Mr C & Mrs Storrar

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

(g) 20 1588

Proposed two storey rear extension and new front boundary wall with relocation of vehicular crossover.
Resubmission of 19 2972.
24 St Peters Road, West Mersea – Mr B Lord

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

(h) 20 1589

Proposed new roof, first floor dormers and external staircase to form first floor gym area.
24 St Peters Road, West Mersea – Mr B Lord

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

(i) 20 1419

Discharge of condition. Application for approval of details reserved by conditions 21, 24 & 25 or 19 2136 (CMS, site investigation and risk assessment, RMS).
Land at Brierley Paddocks, West Mersea – Mr R Winsborough

Following discussion it was agreed to recommend consent be granted in respect of this application, on the condition that a forum is set up between the local residents and developer.

20/182 NOTIFICATION OF PLANNING DECISIONS RECEIVED

Applications passed

(a) 20 1192

Single storey side/rear extension.
9 Brambledown, West Mersea – Mr & Mrs I Bielecki

(b) 20 0960

Application for approval of reserved matters following outline approval (19 2136) – erection of 101 dwellings and 0.5 commercial D1/B1 uses with associated parking, public open space, landscaping, sustainable urban drainage system (SUDs).
Land at Brierley Paddocks, West Mersea – Mr D Poole

WMTC recommendation:

West Mersea Town Council has studied the submitted amended drawing submitted on 26th June and examined the associated documents.

The Council does not consider that they address the principal concerns previously expressed.

The reasons are set out below taking account of proposed revisions.

Lack of Conformity

1. There remains Inappropriate proximity to existing housing stock: current plans despite some minimal alignment will still have a substantial impact on established housing in Seaview Avenue particularly near Farthings Chase. It is over-bearing, out-of-scale and out of character in terms of its appearance due to the relative high density in one part of the proposed site and layout compared with existing development in the vicinity.
2. Plan is not in accordance with Colchester Planning and Design DP1 Design and amenity: re. privacy, overlooking, security, noise, and disturbance.

On specific details

Attention is drawn to the comment by Urban Design Consultation of 2nd July. They express concerns about the proposed landscape strip “which will be difficult to access for maintenance. Creating an access through the strip, albeit gated, could compromise security.”

Council is concerned about overlooking, security, noise, and disturbance in accordance with Colchester Planning DP1 Design and Amenity. NPPF sec 12 Para 127F which states: “Create spaces are safe... and where crime and disorder and the fear of crime do not undermine the quality of life.” In this respect the Council would like confirmation that the site layout has the approval of the police and that the built environment will have the effect of reducing the potential for crime and the fear of crime as laid out in the guidelines under Secured by Design (SBD) and the Crime Prevention Through Environmental Design (CPTED) process.

There is unacceptably high density / over-development in one corner of the site – WMTC objects to the number of houses placed in one corner of the site in proximity to Farthings Chase despite the removal of an apartment block from the boundary of one property.

Whilst recognising that the developer has proposed a landscape buffer, we strongly feel that this buffer needs to be wider, both to separate from the development but to allow maintenance.

Effect of the development on the character of the neighbourhood: not in keeping with the current housing stock in Seaview Avenue, most of the affordable apartments and lower priced housing will be squeezed into one small corner. The Council would like to see some further adjustment to the site plan to help in this respect. Over-development behind established properties: apartments and houses planned are in some cases 5 metres from the borders of gardens in Seaview Avenue. Is there some way that this could be avoided or reduced in scale.

Seedbed Centre: The developer’s commitment to the proposed commercial ‘seed-bed’ centre is now needed, since this element of the development appears to be now subject to commercial criteria.

The Council and residents are concerned that the new cul-de-sac location by Farthings Chase could become an unofficial footpath from the affordable apartments through to Seaview Avenue. We would like to see how this potential problem could be resolved at the planning stage. Any proposals would need to conform to the previously mentioned SBD and CPTED guidelines.

Whilst assessing the road widths and cul de sac formation of the layout plan there is some concern over the accessibility of fire engines to the proposed site.

Affordable Homes: We seek that the management of the affordable homes is granted to a local organisation for the benefit of local and Borough residents.

The affordable housing still does not appear to be integrated into the market housing as required under Policy DM8 but concentrated near Seaview Avenue properties and near Farthings Chase. There is no affordable housing near Cross Lane.

What assurances can be given that Cross Lane as the Eastern Settlement Boundary will be adhered to.

The Council assumes that the development conforms with current parking standards in relation to the number of spaces provided. However, there is a concern that any overspill into Seaview Avenue could present a serious problem at busy times of the year as this represents the main thoroughfare to the beach and facilities.

No extension of working hours should be allowed due to the proximity proposed to existing properties. This would lead to an unacceptable level of disturbance.

Summary- Until such time as the developer can offer re-assurances in respect of the objections raised then the Council must object to this application.

Application refused

(a) 20 1193

Proposed extension and alterations. Changes to approved scheme 19 1659.
Kansu, 53 Seaview Avenue, West Mersea – Mr & Mrs S Ramsay

WMTC recommendation:

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

20/183 TO CONFIRM MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF 14 MAY 2020 - MATTERS ARISING

It was PROPOSED by Councillor Jenkins, SECONDED by Councillor Banks that the MINUTES of the meeting held on 14 May 2020, be CONFIRMED. ALL IN FAVOUR.

Matters arising:

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

20/184 TO CONFIRM MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF 4 JUNE 2020 - MATTERS ARISING

It was PROPOSED by Councillor Weaver, SECONDED by Councillor Wood that the MINUTES of the meeting held on 4 June 2020, be CONFIRMED. ALL IN FAVOUR.

Matters arising:

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

20/185 TO CONFIRM MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF 25 JUNE 2020 - MATTERS ARISING

It was PROPOSED by Councillor Weaver, SECONDED by Councillor Banks that the MINUTES of the meeting held on 25 June 2020, be CONFIRMED. ALL IN FAVOUR.

Matters arising:

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

20/186 TO CONFIRM MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF 6 JULY 2020 - MATTERS ARISING

It was PROPOSED by Councillor Wood, SECONDED by Councillor Baker that the MINUTES of the meeting held on 6 July 2020, be CONFIRMED. ALL IN FAVOUR.

Matters arising:

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

20/187 TO RECEIVE AN UPDATE ON SEAVIEW CAR PARK LAND REGISTRATION

The Clerk confirmed that from much correspondence between the solicitor, Land Registry and local information, it appears that Colchester Borough Council assumed the land was theirs in 1974, when land and assets were transferred from the Urban District Council. In the absence of anyone providing any specific evidence of ownership it is unlikely that it can be challenged legally. Councillor Powling has spoken to Councillor King about the land being transferred back to West Mersea Town Council. Meanwhile, the top section of the car park is being registered,

20/188 TO DISCUSS PROJECT IDEAS IN RESPECT OF THE S106 MONIES FOR THE OUTLINE PLANNING PERMISSION REQUEST FOR 102 EAST ROAD, WEST MERSEA

Item deferred. Extraordinary Council meeting to be arranged to discuss this item.

20/189 MAYOR'S NOTES

There have been many comments about speeding jet skis and boats. Colchester Borough Council are in agreement that we need a water bailiff run by volunteers and Colchester Borough Council has a meeting next week to discuss it. Colchester Borough Council requested a document with the issues. The Marine Unit are in favour of this and Colchester Borough Council legal team have suggested this will be ok. To have designated areas such as The Strood might be difficult as they are causing damage to the marshes. Some areas charge for use and ask for a certificate of competence and insurance etc. The Mayor gave thanks for all for their hard work.

20/190 Mayor to MOVE that the press and public be excluded during the transaction of the following items on the grounds that publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

20/191 TO RECEIVE AN OVERVIEW OF THE COAST ROAD TOILET REFURBISHMENT TENDER QUOTES

The tenders for the refurbishment was put on Gov.UK contracts finder and eleven bids were received. They ranged from £58,000 to £93,000. Councillor Jenkins met with most of the companies to agree the layout and design. Those over the budget were discounted which left six to look at. Councillor Jenkins and the Clerk spoke to two contractors today and have others arranged for next week. The final decision will be made next week.

20/192 TO RECEIVE AN OVERVIEW OF THE TOILETS CLEANING AND MAINTENANCE CONTRACT TENDER QUOTES

The tenders for the cleaning and maintenance was put on Gov.UK contracts finder and eight bids were received. They ranged from £130,000 to £100,000. Councillor Jenkins met with some of the companies to confirm the requirements. Those over the budget were discounted which left four to look at. Some phone calls will be made to the companies next week and a final decision will be made

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