

WEST MERSEA TOWN COUNCIL

PLANNING APPLICATIONS RECEIVED UP TO 10 AUGUST 2020

- (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
[Plan link 20 1498](#)
- (b) [20 1522](#)
Proposed new dwelling.
14 St Peters Road, West Mersea – Mr B Lord
[Plan link 20 1522](#)
- (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
[Plan link 20 1531](#)
- (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
[Plan link 20 1584](#)
- (e) [20 1565](#)
Two storey rear extension.
19 Mersea Avenue, West Mersea – Miss J Gozzett
[Plan link 20 1565](#)
- (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
[Plan link 20 1566](#)
- (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
[Plan link 20 1588](#)
- (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
[Plan link 20 1589](#)
- (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
[Plan link 20 1419](#)

PLANNING DECISIONS RECEIVED UP TO 10 AUGUST 2020

Applications passed

(a) 20 1192

Single storey side/rear extension.

9 Brambledown, West Mersea – Mr & Mrs I Bielecki

[Decision link 20 1192](#)

(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

[Decision link 20 0960](#)

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

[Decision link 20 1193](#)

WMTC recommendation:

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

-End -