

WEST MERSEA TOWN COUNCIL

MINUTES OF THE COUNCIL MEETING

HELD ON THURSDAY 9 JANUARY 2020

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

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

20/001 TO ACCEPT APOLOGIES FOR ABSENCE

Apologies for absence received from Councillors Wargent, Councillor Weaver and Borough Councillor Moore.

20/002 TO RECORD DECLARATIONS OF INTEREST

Councillor Akker declared a non-pecuniary interest in planning applications listed in item 20/007 as a member of the Mersea Island Society and Stop350.

Councillor Jenkins declared a non-pecuniary interest in planning application 19 2981.

Councillor Powling declared a pecuniary interest in planning applications 19 2936 and 19 3016.

Councillors Akker and Banks declared a non-pecuniary interest in agenda item 20/011.

20/003 PUBLIC SESSION

3 members of the public in attendance.

The following comments were made:

Some views against planning application 19 3050.

The lack of a bus time table in the High Street bus stop.

Concerns that the old Underwoods site contains asbestos and contamination.

Inaccuracies in The Lane Flood Barrier document prepared by Essex County Council.

20/004 TO RECEIVE REPORTS FROM OUR COUNTY AND BOROUGH COUNCILLORS

Borough Councillor John Jowers

Some impressive work has gone in to The Lane Flood Barrier scheme which is costing Essex County Council £186,000. West Mersea Town Council are encouraged to support this scheme.

The last Local Plan meeting stated West Mersea would get 200 houses. If the two site option is selected, the numbers could keep to 200. If it goes to appeal, there might be approval for 200 in Brierley Paddocks and some in Dawes Lane.

Borough Councillor Robert Davidson

The Locality Budget needs to be in by the end of January 2020. There will be some more free trees from Colchester Borough Council in February 2020. Council tax bills might be delayed. Part 1 of the Local Plan inspection starts this month with the results being out by 3 February 2020. If Part 1 fails and the neighbourhood Plan is not ready then there is a risk. Even if there is an appeal against the 200 house application it is still premature.

20/005 TO CONFIRM MINUTES OF THE COUNCIL MEETING OF 7 NOVEMBER 2019 - MATTERS ARISING

It was PROPOSED by Councillor Jenkins, SECONDED by Councillor Wood that the MINUTES of the Meeting held on 7 November 2019, be CONFIRMED. ALL IN FAVOUR.

Matters arising: No matters arising not covered elsewhere on the agenda.

20/006 TO CONFIRM MINUTES OF THE COUNCIL MEETING OF 28 NOVEMBER 2019 – MATTERS ARISING

It was PROPOSED by Councillor Jenkins, SECONDED by Councillor Banks that the MINUTES of the Meeting held on 28 November 2019, be CONFIRMED. ALL IN FAVOUR.

Matters arising: No matters arising not covered elsewhere on the agenda.

20/007 PLANNING APPLICATIONS RECEIVED

(a) 19 2885

Proposed garage conversion and new parking scheme with associated hard landscaping alterations including extended drop kerb.

11 Glebe View, West Mersea – Mr J Claxton

Following discussion it was agreed to recommend consent on the proviso that the hedge is not removed.

(b) 19 2894

New central, forward extending dormer. New pitched roofs to existing front dormers. Remodel rear roof. 82 High Street North, West Mersea – Mr K & Mrs Jordan

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

(c) 19 2936

Proposed extension and improvements to residential dwelling.

16 High Street, West Mersea – Marfleet

Following discussion it was agreed to recommend consent be granted in respect of this application, on the grounds that the comment from 22 High Street is looked at re the access road and right of way.

Councillor Powling abstained.

(d) 19 2927

To carry out alterations to existing bungalow by raising the roof line and extending habitable accommodation into the roof space. No increase to existing footprint of dwelling.

Dunoon, 3 Cross Way, West Mersea – Mr S Bloyce

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

(e) 19 2981

Change of use from Sui Generis to D2 assembly and leisure.

47 Kingsland Road, West Mersea – Mr T Bonds

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

- (f) 19 3016
Change of use of ground floor and first floor rooms to residential use.
49 High Street, West Mersea – Mr & Mrs Marfleet

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

- (g) 19 3050
New timber shed in front garden.
81 Kingsland Road, West Mersea – Ms B Chandler

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

- Contradicts national planning guidelines against no outbuilding forward of a residential property's frontal elevation
- Out of keeping with the street scene.

- (h) 19 3045
Outline application for the erection of 2no. two storey detached dwellings.
Land adjoining, Whittings, 2 Haycocks Lane, West Mersea – Ms Rayner

Following discussion it was agreed to recommend refusal on the grounds of overdevelopment of the site outside the village envelope.

- (i) 19 2972
Proposed two storey rear extension, new car port to front and new front boundary wall with relocation of vehicular crossover.
24 St Peters Road, West Mersea – Mr B Lord

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

- (j) 19 2973
Proposed extension and replacement roof with first floor to detached garage.
24 St Peters Road, West Mersea – Mr B Lord

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

- (k) 193033
Upgrading of existing house to include provision of new bedroom, extend the kitchen, dining and utility areas. Link the house to the games room.
36 Empress Avenue, West Mersea – Mr & Mrs R Kemp

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

- (l) 19 3061
The installation of a demountable flood defence barrier (temporary feature) at times of heavy rainfall to protect properties from tidal surges.
Carriers Close, West Mersea – Mr D Chapman

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

- (m) 19 3108 (Change of Use)
New external seating area to rear of restaurant with shading. New bin store. Change of use and refurbishment of existing outbuilding.
West Mersea Oysters, Coast Road, West Mersea – Mr M Dawson

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

- (n) 19 3113 (Removal/variation of a Condition)
Application to remove conditions 7(i) & 12 of variation consent 19 2494 (surface water run off and bin store details).
The Dukes, land adjacent to The Oyster Bar, Coast Road, West Mersea – Mr Whiting

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

20/008 NOTIFICATION OF PLANNING DECISIONS RECEIVED

Applications passed

- (a) 19 1440
Erection of single two storey dwelling house. Revised drawings.
Land adjacent, Bellevue, 11 Kingsland Close, West Mersea – Mr W McRae
- (b) 19 2500
New rear dormer to form room in the roof including Juliet balcony and cladding to front elevation.
26 Estuary Park Road, West Mersea – Mr S & Mrs Cooper
- (c) 19 2556
Single storey side and rear extension and rear dormer window extension for private use.
5 Willoughby Avenue, West Mersea – Mr G & Mrs D Keys
- (d) 19 2570
Demolition of existing dwelling and construction of a 3 bedroom detached bungalow.
5 Yorick Road, West Mersea – Mr A Smith
- (e) 19 1962
Bungalow to dwelling conversion with two storey front and rear extensions.
25 Colchester Road, West Mersea – Mr Broom
- (f) 19 2580
Erection of proposed two storey rear extension.
50 High Street North, West Mersea – Mr & Mrs Blair
- (g) 19 2688
Single storey side and rear extension to existing dwelling house. The rear extension is to link to adjoining neighbours single storey extension.
18 Queen Anne Road, West Mersea – Mrs R Cawdron
- (h) 19 2648
Conversion of garage into habitable accommodation.
81 Kingsland Road, West Mersea – Mrs B Chandler

Application refused

- (a) 19 2277
Conversion of an existing office building to a short term holiday let and remedial structural works, general refurbishment and the addition of a first floor balcony. Revised drawings.
110 Coast Road, West Mersea – Mr J Chatterton
WMTC Recommendation: Following discussion it was agreed to recommend consent be granted in respect of this application.
- (b) 19 1802
Proposed 2 bed eco bungalow part underground. Resubmission of 19 0637.
Land adjacent to, 10 Beverley Avenue, West Mersea – Mr Boyd

20/009 TO DISCUSS AND AGREE TO REVERSE THE DECISION TO MAKE RECORDINGS OF MEETINGS AVAILABLE TO THE PUBLIC VIA THE WEBSITE

It was agreed to reverse the decision to make recordings of meetings available to the public via the website. This is due to cost and time implications
Proposed: Councillor Akker, Seconded: Councillor Banks. ALL IN FAVOUR.

20/010 TO DISCUSS AND AGREE A £50 DONATION TO THE ROYAL BRITISH LEGION FOR THE POPPY WREATH SUPPLIED FOR NOVEMBER 2019

It was agreed to donate £50 to the Royal British Legion for the Poppy wreath.
Proposed: Councillor Bragg, Seconded: Councillor Banks. ALL IN FAVOUR.

20/011 TO DISCUSS AND AGREE AN INCREASE OF THE RENT RECEIVED AND PAID FOR THE ALLOTMENTS

Following discussion, it was agreed to increase the rent paid to £4,000 per year from 1 April 2020 and to increase the allotment rents received from 1 January 2020.
Proposed: Councillor Jenkins, Seconded: Councillor Bragg. THREE IN FAVOUR.
One abstained, two declared an interest.

20/012 TO DISCUSS AND CONFIRM THE PRECEPT AND BUDGET CALCULATIONS FOR 2020/21

Following discussion the budget was confirmed and the precept agreed at £327,277. This is a 7.03% increase and equates to a 57p increase in the Band D rate to West Mersea.
Proposed: Councillor Akker, Seconded: Councillor Banks. ALL IN FAVOUR.

20/013 TO DISCUSS AND AGREE TO SUPPORT THE LOCAL ELECTRICITY BILL

Following discussion it was agreed to support the Local Electricity Bill. The Town Clerk would send an email in support to the organisers.
Proposed: Councillor Banks, Seconded: Councillor Wood. ALL IN FAVOUR.

20/014 TO DISCUSS AND AGREE A RESPONSE TO THE HOME OFFICE CONSULTATION ON STRENGTHENING POLICE POWERS TO TACKLE UNAUTHORISED ENCAMPMENTS

It was agreed to defer this agenda point until next meeting.

20/015 TO DISCUSS AND CONSIDER COMMENTS TO SUBMIT ABOUT THE ESSEX COUNTY COUNCIL SPEED LIMITS ORDER

Following discussion it was agreed to support the Speed Limits Order.
Proposed: Councillor Akker, Seconded: Councillor Jenkins. ALL IN FAVOUR.

20/016 TO DISCUSS AND AGREE WHETHER OR NOT TO SEND POLL CARDS OUT FOR THE BY ELECTION AT AN ESTIMATED COST OF £400

Following discussion it was agreed not to send poll cards out for the by election.
Proposed: Councillor Bragg, Seconded: Councillor Banks. ALL IN FAVOUR.

20/017 TO RECEIVE A REPORT ON THE RECENT PATH TO PROSPERITY MEETING AND CONSIDER AND AGREE ANY FUTURE ACTIONS

This was a useful meeting and the presenting team listened to the recommendations of the Council, one of which was that the Hopper bus ran to and from Waldegraves instead of East Mersea. There are some concerns over the short deadline for the pilot scheme to start on 1 April 2020 and that the scheme will only run at weekends.

20/018 MAYOR'S NOTES

Councillor Powling said he hoped everyone had a lovely Christmas and wished everyone a Happy New Year. There are various projects in the pipeline for next year and there will be a lot of work to do. Thanks were given to Councillors and staff.

There being no other business, the public meeting closed at 8.50pm.