

**WEST MERSEA TOWN COUNCIL**

**MINUTES OF THE COUNCIL MEETING**

**HELD ON MONDAY 6 JULY 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

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

20/143 TO ACCEPT APOLOGIES FOR ABSENCE

Apologies received from Borough Councillor Jowers.

20/144 TO RECORD DECLARATIONS OF INTEREST

Councillor Akker declared a non-pecuniary interest in items 20/146 and 20/147 as a member of Mersea Island Society and STOP 350.

Councillors Baker and Wood declared a non-pecuniary interest in items 20/146 and 20/147 as a member of STOP 350.

20/145 PUBLIC SESSION

1 member of the public in attendance.

The Council were advised that there are concerns that the Bradwell B response by Colchester Borough Council is inadequate and a complaint has been made about the process, being inadequate and open ended.

20/146 PLANNING APPLICATIONS RECEIVED

(a) 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

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

West Mersea Town Council has studied the submitted amended drawing submitted on 26<sup>th</sup> 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 2<sup>nd</sup> 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.

(b) 20 1264

Construction of a new dormer to give additional headroom to bedroom.  
8 Beach Road, West Mersea – Mr C Brown

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

20/147 NOTIFICATION OF PLANNING DECISIONS RECEIVED

Applications passed

(a) 20 0653

Proposed car park, lighting and CCTV (revised description).  
1 High Street, West Mersea – Mr B Lord

(b) 20 0885

Proposed extension and associated internal alteration works.  
15 Gainsborough Close, West Mersea – Mr Taylor

20/148 TO APPROVE THE NEW 3 YEAR DEAL FOR THE WEST MERSEA TOWN COUNCIL INSURANCE POLICY

Following discussion it was agreed to renew the insurance policy with Zurich for 3 years at a cost of £4950.  
Proposed: Councillor Jenkins, Seconded: Councillor Banks. ALL IN FAVOUR.

20/149 MAYOR'S NOTES

Councillor Powling expressed his thanks once again to all the volunteers that have been helping out during the pandemic. The hot meals service will stop from 31 July as Mersea Outdoors is looking to reopen. There may be an opportunity to provide frozen meals once per week. Prescription deliveries will also stop at the end of July. If we do go back in to lockdown they are in agreement to resume the service.

East Mersea Hall has offered its venue free as a location to say thank you to all the volunteers and Kim Proctor has offered to supply a buffet free of charge. The Council will look to arrange this when it is safe for a number of people to gather in public.

Willoughby car park and Victoria Esplanade car park is being opened and closed by the Mayor. Quite often people are looked in. Red lines are being considered for Victoria Esplanade, Coast Road, outside the Post Office and Butchers in Yorick Road. This means no stopping, waiting or parking. The agreed yellow lines will be marked in August.

There being no other business, the public meeting closed at 8.10pm.