

**WEST MERSEA TOWN COUNCIL**

**MINUTES OF THE COUNCIL MEETING**

**HELD ON THURSDAY 12 MARCH 2020**

PRESENT: Councillors: Carl Powling (Mayor)  
Julie Baker  
David Bragg  
Robert Jenkins  
Sophie Weaver  
Chris Wood

IN ATTENDANCE: Borough Councillor: Robert Davidson

20/056 TO ACCEPT APOLOGIES FOR ABSENCE

Apologies received from Petra Palfreyman, Town Clerk. Councillors Akker, Banks and Wargent.

20/057 TO RECORD DECLARATIONS OF INTEREST

No declarations of interest.

Councillor Wood raised a Point of Order, asking Councillor Powling (Mayor) if he should be declaring an interest in 20 0351 – as Councillor Akker has done - given his previous perceived support for the project at the Developer’s Consultation Day. Councillor Powling confirmed that he did not believe there was any interest to declare and declined to do so.

20/058 PUBLIC SESSION

7 members of the public were in attendance.

Planning application 20 0351; comments included NPPF paragraph 149 climate change, flood risk, community, no midwife on the island, community is strongly against this application, island character is being destroyed, consideration should be taken on infilling on the island. Colchester Borough Council seems to be judge and jury of their own local plan. Colchester Borough Council not listening to local community and neither is West Mersea Town Council.

Peter Clements, Neighbourhood Plan Chairman reported that the Neighbourhood Plan draft policies are now agreed. Mr Clements has requested a formal meeting with West Mersea Town Council on Monday 30 March and an AGM on 14 April for next steps.

Councillor Powling noted that West Mersea Town Council does work hard for the community and it was Colchester Borough Council that voted for Brierley Paddocks 5 – 4 and West Mersea Town Council voted unanimously against.

Councillor Davidson stated that all Conservatives on planning committee voted against (4). It is in our interest that the Local Plan gets approved. Object but also if borough does approve Dawes Lane then ask for community benefits in terms.

(a) 20 0351

Outline planning application for 100 dwellings and land for community uses, public open space and landscaping; and access from Dawes Lane.

Land at, Dawes Lane, West Mersea – Mersea Homes

Comment:

There has been very significant comment from the community to West Mersea Town Council on this topic, and West Mersea Town Council accordingly endorses the public's opinion and 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 59-50 (page 13) 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 terms a). "...to grant permission would undermine the planning 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 of the plan making process" – NPPF February 2019 paragraph 50 (page 15).

Lack of conformity:

- i. 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).
- ii. This application conflicts with Policy ENV1, which states that the Borough will conserve and enhance Colchester's natural and historic environment, countryside and coastline. The policy also states development within the Coastal Protection Belt will not be permitted that would adversely affect its open and rural character.
- iii. This application conflicts with Policy DP1, which states that all development must respect its landscape setting and contribute to the surrounding area.
- iv. This application conflicts with Policy DP23, which states that development within the Coastal Protection Belt will only be supported only if it would not be significantly detrimental to the landscape character of the area.

Pedestrian access:

West Mersea Town Council has grave concerns around the safety and suitability of the proposed pedestrian access points.

Beaches settlement boundary:

This application breaches the settlement boundary.

Additional comments:

Having stated our objections, West Mersea Town Council is also aware of its responsibility and obligation in working with Colchester Borough Council to mitigate the effects on the community should the decision by CBC Officers and Councillors be to proceed with this development. Accordingly, West Mersea Town Council will work with Colchester Borough Council and the developer to secure the best possible outcome for the residents of Mersea – certainly in respect of Parks and Recreation and Community.

West Mersea Town Council would also urge Colchester Borough Council to work with the West Mersea Neighbourhood Plan Working Group in this regard.

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

(b) 20 0390

Rear extension and new roof. Resubmission of 19 1268.  
13 The Lane, West Mersea – Mr French

Following discussion it was agreed to recommend consent be granted in respect of this application.  
Proposed: Councillor Bragg, Seconded: Councillor Jenkins. ALL IN FAVOUR.

(c) 20 0389

Remove front section of existing integral garage (as too small for current use) and integrate with drive to create larger and more easily accessible off-street parking area.  
26 Coast Road, West Mersea – Agent Mr Crocker

Following discussion it was agreed to recommend consent be granted in respect of this application.  
Proposed: Councillor Bragg, Seconded: Councillor Baker. ALL IN FAVOUR.

(d) 20 0402

Side extension to replace existing garage structure. Internal alterations and renovation. External renovation including new weatherboarding, render and windows.  
1 Estuary Park Road, West Mersea – Mr R Fletcher

Following discussion it was agreed to recommend consent be granted in respect of this application.  
Proposed: Councillor Bragg, Seconded: Councillor Weaver. ALL IN FAVOUR.

(e) 20 0427

Change of use. 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. Resubmission of 19 2277.  
110 Coast Road, West Mersea – Mr Chatterton

Following discussion it was agreed to recommend consent be granted in respect of this application.  
Proposed: Councillor Jenkins, Seconded: Councillor Weaver. ALL IN FAVOUR.

(f) 20 0474

Single storey extension. Removal of chimney. New side facing windows. Addition of Velux roof window to rear face of existing roof.  
9 Brierley Avenue, West Mersea – Mr Sainsbury

Following discussion it was agreed to recommend consent be granted in respect of this application.  
Proposed: Councillor Weaver, Seconded: Councillor Wood. ALL IN FAVOUR.

(g) 20 0371

To build a front wall with gates. This would replace the conifer hedge that is very unsightly.  
7 Empress Avenue, West Mersea – Mr D Murrell

Following discussion it was agreed to recommend refusal on the following grounds:  
Out of keeping with the street scene.  
Proposed: Councillor Bragg, Seconded: Councillor Wood. ALL IN FAVOUR.

(h) 20 0495

Proposed cart lodge.  
Rose Cottage, 126 Coast Road, West Mersea – Mr R Open

Following discussion it was agreed to recommend consent be granted in respect of this application.  
Proposed: Councillor Bragg, Seconded: Councillor Baker. ALL IN FAVOUR.

## 20/060 NOTIFICATION OF PLANNING DECISIONS RECEIVED

### Applications passed

(a) 19 3050

New timber shed in front garden.

81 Kingsland Road, West Mersea – Mrs B Chandler

WMTC recommendation: 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.

(b) 19 3113

Application to remove/vary condition 7(i) of 19 2494 (surface water run-off).

The Dukes, land adjoining to The Oyster Bar, Coast Road, West Mersea – Mr Whiting

(c) 19 3016

Change of use of ground floor and first floor rooms to residential use and alterations to frontage (revised description).

49 High Street, West Mersea – Mr & Mrs Marfleet

(d) 19 2936

Proposed extension and improvements to residential dwelling.

16 High Street, West Mersea – Marfleet

(e) 19 2981

Change of use from Sui Generis to D2 Assembly and leisure and minor associated external alterations. Amended description.

47 Kingsland Road, West Mersea – Mr T Bonds

(f) 19 3108

New external seating area to rear of restaurant with shading. New bin store. Change of use and refurbishment of existing outbuilding.

West Mersea Oyster Bar, Coast Road, West Mersea – Mr M Dawson

### Appeal lodged

(a) 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, West Mersea – Mr D Lord

## 20/061 TO NOTE THE CURRENT FINANCIAL POSITION

Councillor Jenkins provided a summary of the Council's current financial position. Councillor Jenkins reported that he hoped to be able to be in a position to increase reserves in the close of this financial year, and into next. He also reported that West Mersea Town Council is currently experiencing difficulties sourcing a bank that will accept a Parish Council account within the £85k protected limit.

## 20/062 TO DISCUSS AND AGREE REPAIRS TO THE GLEBE PAVILION ROOF AT A COST OF UP TO £900

Councillors discussed and agreed essential repairs to the Glebe Pavilion roof at a cost of up to £900.

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

## 20/063 MAYOR'S COMMENTS

The Mayor commented on the recent visit to West Mersea by The Earl of Wessex and Countess Wessex. The Mayor in particular commended the activities of the school children of Mersea Island School, and will write to the Head accordingly.

There being no other business, the public meeting closed at 8.01pm.

Minutes prepared by Councillor Wood.