

WEST MERSEA TOWN COUNCIL

MINUTES OF THE COUNCIL MEETING

HELD ON THURSDAY 14 MAY 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: John Jowers
Patricia Moore
Robert Davidson

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

20/100 TO ACCEPT APOLOGIES FOR ABSENCE

There were no apologies for absence.

20/101 TO RECORD DECLARATIONS OF INTEREST

Councillor Akker declared a non-pecuniary interest in item 20/106 as a member of Stop 350 and Mersea Island Society.

20/102 PUBLIC SESSION

1 member of the public in attendance.

Concerns were raised over the lack of planned extra primary car facilities to mitigate the impact of any new developments.

A request that the Council inform the public of its opposition to Bradwell B and concerns that Colchester Borough Council were not included in the consultation as Maldon Council were and that Colchester Borough Council do not appear to be actively opposing the BRB project.

Borough Councillor John Jowers.

Recycling centres are being reopened – see Colchester Borough Council website for information.

The pontoon will be open soon for use by Yacht club members and fishermen.

The public will have a chance to make representations about the planning applications.

On a major development you have 13 weeks and if a decision is not made there is a presumption in favour of the applicant. The 13 week position is only triggered if the developer wants it to.

Will ask for a deferral on Dawes Lane.

Tiptree did not specify what their sites should be for development. Colchester Borough Council did oppose Tiptree and it went to the Secretary of State. Mersea is not in the same situation.

In the past there have been 54 large ships out in the river and also the Atlantic Conveyor that went to the Falklands so there is 65 – 90ft of water for the building materials to be brought in by ship.

Borough Councillor Patricia Moore.

The Conservative group met last week and were asked to make sure Colchester Borough Council are contributing to the BRB consultation.

The planning committee will consist of a spokesperson from each of the parties, plus chairman and officers and will be virtual. If an application is called in the councillor who called it in can submit views in writing which is given to the committee before hand.

With Dawes Lane, part of the reason for calling it in was because it should be heard in public, they have said that the option to defer controversial applications, they suggest it is deferred to a later date, although there will be an end date.

Colchester Road application will be turned down and will not go to committee as it goes against the Local Plan. This will go to appeal but Colchester has a 5 ½ year supply of housing in hand and they should be able to fight the appeal successfully. The developers have offered free land for a surgery and the doctors are in favour. The community must make it clear they do not support the health centre there otherwise it could be used as a public benefit.

There have not been any changes in the law on planning applications and time frames. Colchester Borough Council would like the development as it was one of the sites in the emerging Local Plan and would like it passed.

20/103 PLANNING APPLICATIONS RECEIVED

(a) 20 0818

Application to vary condition 2 following grant of planning permission 19 1443.
5A Victory Road, West Mersea – Bowman

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

(b) 20 0719

Single storey rear extension, hip to gable roof extension and ridge raised to accommodate loft conversion and other alterations. Amended description and drawings.
10 Fairhaven Avenue, West Mersea – Mr P Reed

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

20/104 NOTIFICATION OF PLANNING DECISIONS RECEIVED

Applications passed

(a) 20 0389

Remove part of garage to form part covered carport, infill covered porch to make internal lobby, altered balcony with new support post, new fenestration, new board cladding to front and part side, new render over brickwork to rear and other internal alterations.
26 Coast Road, West Mersea – Ms C Jenkins

(b) 19 3144

Extensions and alterations to existing bungalow to provide 2 storey 4 bedroom house. Demolition of the existing detached garage with a new garage incorporated into the scheme. Retention of the front hedge. Revised description.
13A Grove Avenue, West Mersea – Mr J Day

WMTC Recommendation:

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

- Out of keeping with the street scene.
- The hedge must be kept and maintained.

- (c) 20 0572
Proposed sunroom with sail loft
32 Victory Road, West Mersea – Mr B & Mrs Woodcock

WMTC Recommendation:

Following discussion it was agreed to recommend refusal, due to the over-dominating height of the proposed sunroom with sail loft.

- (d) 20 0546
Addition of storey over garage.
Tanglewood, 4 Alexandra Avenue, West Mersea – Mr C Bell

- (e) 20 0583
Proposed first floor extension.
10A Prince Albert Road, West Mersea – Mr Vince

- (f) 19 2136
Demolition of 1 dwelling (no. 43 Seaview Avenue) and erection of up to 101 dwellings and up to 0.5ha of D1/B1 commercial use with associated parking, public open space, landscaping, sustainable urban drainage system (SUDs), vehicular access from East Road.
Land at, Brierley Paddocks, West Mersea – Emma Ousbey

WMTC Recommendation 21.10.19:

West Mersea Town Council 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 14) 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:

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).

Traffic impact:

West Mersea Town Council considers that the revisions would result in a detriment to the community with the amendment proposing just the single vehicular access point from East Road. This will have the effect of 'kettling' significant increases in traffic accessing the site via Dawes Lane and East Road.

WMTC Recommendation 13.09.19:

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(g) 20 0597

Application to vary condition 5 of planning approval 19 3108.

West Mersea Oysters, Coast Road, West Mersea – Mr Dawson

20/105 TO NOTE THE CURRENT FINANCIAL POSITION

Item deferred until next Council meeting.

20/106 TO FINALISE THE COUNCILS PROPOSALS IN RESPECT OF THE PARKS SECTION OF S106 FOR DAWES LANE

Following discussion the Councils proposals for the parks section of the S106 funds on the Dawes Lane site was agreed.

West Mersea Town Council agreed to ask Colchester Borough Council to include a provision for:

1. The enhancement of the Wellhouse Green play area which will be adjacent to both Wellhouse and Dawes Lane.
2. The provision of outdoor gym equipment to provide a possible adult fitness trail on Glebe 2, adjacent to Dawes Lane site. It should be noted that in our Neighbourhood Plan residential survey some 25% of respondents to our Q59 voted for an outdoor gym facility. Equipment of this type is well established all around the country and is often seen (and well used) when forming part of a circuit.

20/107 TO RECEIVE AN UPDATE FROM THE SPORTS AND RECREATION COMMITTEE ABOUT THE RECENT COMMITTEE MEETING

Councillor Wood gave an update regarding the recent meeting about the MISA lease proposal. The 3 options offered are a 25 year lease which must be at commercial rates to satisfy LGA 1972 S123, a 7 year lease and a play per game rate. The Council have spoken to the FA and Rugby Association to confirm that all MISA need is security of tenure to secure grant funding and as the Council own the land, the conditions for the security of tenure would be satisfied.

20/108 TO RECEIVE A REPORT FROM BRADWELL B TEAM MEETING

Please see the report attached.

Following discussion it was proposed to formally seek from Bradwell B a deferral of Stage 1 of the pre application consultation, that we write to Colchester Borough Council and Maldon District Council seeking a deferment for the reasons given in the report and urge all local authorities in the area to seek a deferment and make contact with our member of Parliament and principals from Essex County Council.

West Mersea Town Council mindful of the very serious impact of the proposals by Bradwell Power Generation Company (BRB) to develop a new nuclear power station upon communities in the area, calls upon the Bradwell B (BRB) to delay Stage One of the Pre-Application Consultation believing:

- 1) effective consultation with local communities is not possible in the present circumstances because of the impact of Covid-19 and discriminates against groups including the elderly and those that are disabled.

- 2) comes at a time when residents are distracted and distressed during the present coronavirus crisis.
- 3) Councils and community based bodies are unable to have public meetings to discuss responses.

It therefore resolves:

- 1) to write to Bradwell B (BRB) to seek a deferral of Stage One of the Pre-Application consultation until effective arrangements can be put in place.
- 2) write to Colchester Borough Council and Maldon District Council seeking a deferral for the reasons given above.
- 3) urge all other local authorities in the area also to write seeking a deferment.
- 4) immediate contact be made with Members of Parliament, the Leader and Chief Executive of Essex County Council to call for a deferment.
- 5) urges representations seeking a deferral be copied to the Planning Inspectorate.

20/109 TO RECEIVE A REPORT ON THE PROGRESS AND STATISTICS OF THE WEST MERSEA TOWN COUNCIL CORONAVIRUS SUPPORT GROUP

Councillor Powling provided the following information:

There have been over 1000 calls to the helpline and they are now down to about 15/20 per day.

Volunteers and customers now make direct contact with each other and this avoids calls to the helpline.

Some volunteers are now going back to work.

Hayley is co-ordinating the co-ordinators.

The hot meals are averaging about 40 per day.

The hot meals scheme has full support from Colchester Borough Council Councillors, and it is possible the scheme will continue after the COVID 19 crisis.

There have been up to 100 prescription deliveries per day by First Responders.

The doctors have told patients that volunteers will drive them to the surgery, but this information is not correct.

Recycling is still being delivered by volunteers.

180 cream teas were delivered for VE day, including 38 in Abberton.

The grant for £6500 has been received (£1500 will be returned as this was from Bradwell B funds and the Council voted not to accept the proportion of it).

The Council has a community bank account for the fund and a Community account with the East of England Co-op.

The Council has purchased masks, hand gel and PPE for the volunteers and key workers.

20/010 MAYOR'S NOTES

Councillor Powling will be writing to Sir Bernard Jenkin expressing his disappointment that people are allowed to drive as far as they wish to exercise and that our beaches will be very busy because of it.

Caravan sites and second homes are still not allowed to open.

There is no pressure for the office staff to return to working in the office.

There being no other business, the public meeting closed at 1.10pm.