

WEST MERSEA TOWN COUNCIL

PLANNING APPLICATIONS RECEIVED UP TO 7 MAY 2020

(a) 20 0818

Application to vary condition 2 following grant of planning permission 19 1443.

5A Victory Road, West Mersea – Bowman

[Plan link 20 0818](#)

Consultation expiry date: 15.06.20

(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

[Plan link 20 0719](#)

Consultation expiry date: 14.05.20

PLANNING DECISIONS RECEIVED UP TO 7 MAY 2020

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

[Decision link 20 0389](#)

(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

[Decision link 19 3144](#)

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

[Decision link 20 0572](#)

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

[Decision link 20 0546](#)

Cont...

(e) [20 0583](#)

Proposed first floor extension.

10A Prince Albert Road, West Mersea – Mr Vince

[Decision link 20 0583](#)

(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

[Decision link 19 2136](#)

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 items 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:

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 49-50 (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 items a) "... to grant permission would undermine the plan-making 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 if the plan making process" – NPPF February 2019 paragraph 50 (page 15).

Cont...

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].

(g) [20 0597](#)

Application to vary condition 5 of planning approval 19 3108.

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

[Decision link 20 0597](#)

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