

WEST MERSEA TOWN COUNCIL

MINUTES OF THE COUNCIL MEETING

HELD ON WEDNESDAY 6 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
Neighbourhood Services CBC: Stephen Collis
(re item 20/098) James Ryan
Yovone Cook

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

20/095 TO ACCEPT APOLOGIES FOR ABSENCE

There were no apologies for absence.

20/096 TO RECORD DECLARATIONS OF INTEREST

Councillor Banks said he did not need to make a declaration of interest and it is about process and procedure. Councillor Akker declared a non pecuniary interest in item 20/098 as a member of STOP 350 and Mersea Island Society.

20/097 PUBLIC SESSION

5 members of the public in attendance.

Comments were made about the consultations from Bradwell B and the Dawes Lane planning applications.

Transcript attached.

Alternatives that are offered as a substitute for the Bradwell B exhibitions are very poor and telephone handling very poor.

20/098 TO DISCUSS THE DAWES LANE PLANNING REQUEST LETTER REGARDING S106 MONIES FROM COLCHESTER BOROUGH COUNCIL AND TO CONSIDER A RESPONSE

West Mersea Town Council made the following points. Given the concerns and opposition to the development and that it is not yet in front of a committee and that people do not think it should go before a committee yet, what is the urgency to get this agreed. With over 700 objections to this site West Mersea Town Council should not put forward it's views at this stage. Will there be a space for a doctors surgery and any affordable housing and infrastructure. Is there a danger that Mersea will not get a new surgery.

There are 3 elements West Mersea Town Council have been asked to consider, an outdoor gym, around £30000 contribution towards the playground; and the maintenance of the open space and whether a contribution towards it can be gifted for 25 years from Colchester Borough Council.

West Mersea Town Council have not been asked about highways, education and affordable housing. An outdoor gym could be sited on Glebe 2 open space. Planning authorities should have more consideration to the controversial nature of this development and the community do not understand why this information is being requested before going to committee. There may not be a demand for housing going forward.

James Ryan explained that when an application is made, the planners like to look at the full package, of which the S106 benefits to mitigate the impact of the development, are one.

It is important to know what the package is and it can be altered later but Colchester Borough Council try to agree heads of terms.

It is also important developers know the impact on the community and sign up to their obligations.

The intention is to run virtual committees by Colchester Borough Council. If the scheme doesn't mitigate its impact and the developers do not sign up then scheme could be refused.

It may be recommended that members visit sites independently, also they can make videos of the site as the steer from Central government is that planning carries on.

There is a not a large sum of money and what is available must be set against specific issues to mitigate the impacts.

30% affordable housing is set to be included in this development.

City & Country will make land available at commercial rate on the Brierley Paddocks site. Gladman have said they will give the land free for a doctors surgery at Colchester Road. For this application the NHS have made a financial contribution which the developers have accepted. The doctors are undergoing an independent review.

At this site there was more public space than the developers have to offer so there is not an overall contribution to public open space. Colchester Borough Council are not required to ask West Mersea Town Council but try to do this as good practice.

When considering upgrades to Wellhouse play area the considerations would be how much the residents of the new development would use it as funds have to be reasonable and fairly related to the new development as set out in the SPD.

All aspects including infrastructure will be discussed at committee.

There is a housing shortage, home building is key and there is a need to ensure a 5 years supply.

By providing the free doctors site, Gladmans are providing a social benefit.

Yovone Cook confirmed a request for community funds for a new roof at the MICA or towards The Glebe.

The time scale for West Mersea Town Council's reply is 2 weeks from 6 May 2020. The application will be taken to committee on 18 June 2020.

20/099 BRADWELL B: TO CONSIDER ISSUES ARISING FROM STAGE ONE OF THE CONSULTATION BY THE BRADWELL POWER GENERATION COMPANY LIMITED AND THE ADEQUACY OF THE CONSULTATIVE ARRANGEMENTS

There are 5 areas this council needs to consider:

- 1) Planning application submitted by BrB to Maldon District Council for further investigative works
- 2) Planning for above to be decide by closed committee
- 3) Cancellation of the BrB Stage One Pre-Application Consultation public events
- 4) Council to seek a deferment of Pre-App until COVID-19 restrictions sufficiently lifted
- 5) To consider if Council should accept a presentation by BrB to councillors

Professor Andrew Blowers (chair of BANNG) talked about the main issue of it being wrong that the Bradwell B (BrB) Stage One Consultation public events were not being re-staged once safe after COVID 19.

It was agreed to proceed with accepting BrB's offer to have the online presentation to councillors and the Council asked Andy Blowers if he would attend.

There being no other business, the public meeting closed at 1.05pm.