

WEST MERSEA TOWN COUNCIL

PLANNING APPLICATIONS RECEIVED UP TO 23 OCTOBER 2020

- (a) [20 2104](#)
Addition of storey over garage and front porch.
Tanglewood, 4 Alexandra Avenue, West Mersea – Mr C Bell
[Plan link 20 2104](#)
- (b) [20 2180](#)
Proposed single storey rear extensions, internal and external alterations, together with detached outbuilding (carport/garage/plant room/store) and swimming pool.
29 Empress Avenue, West Mersea – Mr & Mrs D Massey
[Plan link 20 2180](#)
- (c) [20 2173](#)
Erection of a detached dwelling.
Land adjacent to Rose Cottage, 126 Coast Road, West Mersea – Ark Homes
[Plan link 20 2173](#)
- (d) [20 2195](#)
External garage – proposed external staircase to first floor, velux windows added and garage door replaced with bifolds.
15 Alexandra Avenue, West Mersea – Mr N Sunnassee
[Plan link 20 2195](#)
- (e) [20 2196](#)
Ground and first floor side and rear extension and internal alterations.
20 Victory Road, West Mersea – Mr & Mrs Daniels
[Plan link 20 2196](#)
- (f) [20 2200](#)
Single storey side extension for use as a treatment room.
27 Chatsworth Road, West Mersea – Ms H Cornish
[Plan link 20 2200](#)
- (g) [20 2260](#)
Erection of 1no. single storey dwelling house, with associated parking and landscaping to the rear of 35 Barfield Road.
35 Barfield Road, West Mersea – Mr L Knifton
[Plan link 20 2260](#)
- (h) [20 1965](#)
Replace existing window with new patio doors and replace existing French doors with bay window. Revised description.
8 The Lane, West Mersea – Mr J Vince
[Plan link 20 1965](#)
- (i) [20 2290](#)
Proposed first floor extension.
17 Melrose Road, West Mersea – Chatterton
[Plan link 20 2290](#)
- (j) [20 2343](#)
Single storey side extension.
33 Churchfields, West Mersea – Mr S Springett
[Plan link 20 2343](#)

PLANNING DECISIONS RECEIVED UP TO 23 OCTOBER 2020

Applications passed

(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

[Decision link 20 0351](#)

WMTC Recommendation:

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.

(b) [20 1737](#)

Proposed rear extension.

14 Melrose Road, West Mersea – J Tasker

[Decision link 20 1737](#)

(c) [20 1531](#)

Installation of 4x 15 metre masts complete with 8x 2kw floodlights to achieve 100 lux on the pitch as required by the RFU.

Glebe Recreation Ground, Colchester Road, West Mersea – Mersea Island Rugby Football Club

[Decision link 20 1531](#)

WMTC Recommendation: We do not have agreement from all of the Mersea Island Sports Association clubs and there are concerns about the specification and the potential for light pollution.

(d) [20 1814](#)

Refurbishment of the property with changes to external doors and fenestration, porch to the front door and a new gabled roof to the garage.

1 Victoria Esplanade, West Mersea – Mr J Borges

[Decision link 20 1814](#)

WMTC Recommendation: Following discussion it was agreed to recommend consent be granted in respect of this application, on the understanding that Colchester Borough Council planners take a look as the build seems to be more than the plans suggest.

Application withdrawn

(a) [20 1522](#)

Proposed new dwelling.

14 St Peters Road, West Mersea – Mr B Lord

[Decision link 20 1522](#)

Applications refused

(a) [20 1795](#)

Erection of free standing, single sided aluminium sign for Waldegraves Holiday Park.

Land North of Pond Cottage, Waldegraves Lane – Waldegraves Holiday Park

Mr D Lord

[Decision link 20 1795](#)

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

(b) [20 0723](#)

Outline planning application for up to 99 residential dwellings (including up to 30% affordable housing), provision of land for a doctor's surgery, recreation ground park, introduction of structural planting and landscaping, information public open space.

Land off Colchester Road, West Mersea – Gladman and Grays Farms Ltd

[Decision link 20 0723](#)

WMTC Recommendation:

A very significant number of detailed comments from the community have been received by West Mersea Town Council on this topic and West Mersea Town Council endorses the public's concerns and therefore recommends that consent is NOT granted to this planning application.

The reasons are as follows:

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:

- i. This application is NOT in conformity with the CBC Emerging Local Plan. It is also 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 & historic environment, countryside & 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 if it would not be significantly detrimental to the landscape character of the area:
 - a. Within the Coastal Protection Belt and along the undeveloped coast, an integrated approach to coastal management will be promoted and, development will only be supported where it can be demonstrated that it:
 - i. Requires a coastal location and is located within the developed area of the coast;
 - ii. Will not be significantly detrimental to conserving important nature conservation, historic environment assets, maritime uses and the landscape character of the coast;
 - iii. Will deliver or sustain social and economic benefits considered important to the wellbeing of the coastal communities; and
 - iv. Provides opportunities and scope for adaptation to climate change.
 - v. It would be contrary to the National Planning Policy regarding protecting the Island's character which is key to achieving sustainable development.

Pedestrian Access:

West Mersea Town Council has grave concerns around the safety and suitability of the proposed pedestrian access, since the pathways leading to the site are very narrow. Further, the Colchester Road site is on a very infrequent bus service that only runs hourly from 0937 until 13.37 and therefore the siting of a new surgery on this site is totally inappropriate to an ageing demographic who will rely on bus access to any surgery.

Strategic Land Availability Assessment:

In Colchester Borough Council's own 'Strategic Land Availability Document 2' (June 2017) - pp. 72 – it states that this site (MER06), failed on Sieve 1 and Sieve 2 and was marked in RED as "*wholly unsuitable.*"

Loss of agricultural land:

This site is valuable Grade 2 agricultural land, and accordingly should not be lost to development.

Summary:

The Council cannot support this application given the adverse effect it will have on the character of the Island:

- The site is located in a very prominent position which forms a key part of the Island's landscape structure and sense of place
- Developing this site would breach both the West Mersea Settlement Boundary and the Borough's Coastal Protection Belt policy

- These breaches would damage two of the Island's high value views and the landscape setting which are important to the homecoming, health and wellbeing of the community
- It would introduce urbanisation in a location which would have a detrimental effect on the Island's natural beauty, open coastal views and its rural character
- Development of this site would result in yet a further loss of the Island's good quality agricultural land when arable farming is needed to combat global warming.

In conclusion, there are strong Local Authority and National Planning Policies which should protect this island's natural beauty from inappropriate housing development. Housing on this site would be highly visible across the Strood Estuary and would do irreparable damage to the unspoilt natural view of the Island from the Mainland, a view held dear for generations.

-End -