

**WEST MERSEA TOWN COUNCIL**

**PLANNING APPLICATIONS RECEIVED UP TO 29 MARCH 2021**

- (a) [21 0643](#)  
Permission in Principle application for the construction of 1x dwelling.  
Amenity land off, 7 Woodstock, West Mersea – Mr C Norman  
[Plan link 21 0643](#)  
Consultation expiry date: 06.04.21
- (b) [21 0625](#)  
Demolition of existing porch and conservatory and construction of a single storey rear extension, first floor side extension and addition of pitched roof to garage and open porch area.  
15 St Peters Road, West Mersea – Mr Dawson  
[Plan link 21 0625](#)  
Consultation expiry date: 06.04.21
- (c) [21 0670](#)  
Extensions on top of dwelling. Application for prior approval of a proposed enlargement of a dwelling house by construction of additional storey.  
5 The Square, Coast Road, West Mersea – Mr H Cock  
[Plan link 21 0670](#)  
Consultation expiry date: 09.04.21
- (d) [21 0780](#)  
Consultation by BT: proposed removal of public telephone box.  
Junction Victory Road/Coast Road, West Mersea – Mr R Thompson  
[Plan link 21 0780](#)  
Consultation expiry date: 11.06.21
- (e) [21 0717](#)  
Change of Use of outbuilding to additional residential accommodation.  
Bocking Hall, 35 East Mersea Road, West Mersea – Mr & Mrs Marr  
[Plan link 21 0717](#)  
Consultation expiry date: 16.04.21
- (f) [21 0718](#)  
Listed Building application: Change of Use of outbuilding to additional residential accommodation.  
Bocking Hall, 35 East Mersea Road, West Mersea – Mr & Mrs Marr  
[Plan link 21 0718](#)  
Consultation expiry date: 16.04.21
- (g) [19 2269](#)  
Advertisement Consent. Free standing advance sign for the Glebe Recreation Ground (amended drawings received).  
Glebe Recreation Ground, Colchester Road, West Mersea – Mrs P Palfreyman  
[Plan link 19 2269](#)  
Consultation expiry date: 08.04.21
- (h) [21 0772](#)  
Proposed erection of additional floor above existing double garage to create a home office space and a WC. Proposed new external stairs for access to new first floor. All proposed materials to match the existing.  
20 Firs Chase, West Mersea – Mr S Bland  
[Plan link 21 0772](#)  
Consultation expiry date: 18.04.21

Cont...

## PLANNING DECISIONS RECEIVED UP TO 29 MARCH 2021

### Applications passed

#### (a) 21 1048

Use of the site for the stationing of 57no. static caravans in lieu of 117no. caravan pitches and associated landscaping and access works. New Arboricultural Impact Assessment report (AIA), new AIA plans, new Ecological Assessment report and revised Flood report.

Mersea Caravan Centre, Waldegraves Farm Holiday Park, Waldegraves Lane, West Mersea – Agent, Mrs F Bradley

[Decision link 21 1048](#)

WMTC Recommendation:

We wish to supplement previous comments made on 29 June 2020.

The Inspector for the emerging Local Plan has come to a conclusion on Section 1 and the CBC will be considering in a matter of weeks to proceed to Section 2. Policy SS12C will be a subject for the Inspection, containing “Development proposals at caravan parks on Mersea Island, including change of use, intensification of an existing use, or change in activities on site.....”

For the reason given it is believed that this should be dealt with accordingly and that the proper course would be in our view to reject the application.

On the application itself, it provides for a very significant reduction in the number of touring pitches in West Mersea. It would be in our view be: -

- A) contrary to the Neighbourhood Plan which has just finished its Regulation 14 consultation period.
- B) seriously conflict with the increasing demand for touring sites, would harm the local tourist industry and have significant local impact because tourers would then seek to use residential roads and car parks for overnight stays (more details of the demand on touring sites given in the attachment).
- C) provide for second homes that would further increase the pressure on local services.

On the latter point, any new pitches would have utility services provided as any dwelling and would be able to be lived in for the year. There being also no community charge payment involved for any of services. To maintain a touring site with the existing numbers would provide none on these detriments. This applies particularly for a touring season that excluded the winter months that could then provide the opportunity for use by genuine visitors.

Various aspects of the application are not clear, and attention has been drawn to these by others particularly to disposal of sewage and foul water.

Please see the attachment which relates to demand for touring caravan sites. This, in our opinion, will have been further heightened because of the demand for UK and local tourism because of the pandemic. This article from “Out and About Live” December 2020 states:

“Data on new motorhome and campervan registrations from the industry body, the National Caravan Council, show that registrations in July were 71% higher than in July last year and in August they were 40% higher than in the same month last year. Comment also made “that leisure vehicles are seen as safer, distanced by design option.”

#### (b) 21 0099

Construction of 2 storey side and 2 storey rear extension.

26 St Peters Road, West Mersea – Mrs J Holmes

[Decision link 21 0099](#)

WMTC Recommendation:

Following discussion this Council has no comment to make.

Cont...

(c) [20 1847](#)

Proposed demolition and replacement of existing buildings with detached single storey private dwelling (revised).

15 Rainbow Road, West Mersea – Mr M Thiel

[Decision link 20 1847](#)

WMTC Recommendation:

Following discussion it was agreed to recommend refusal on the grounds of overdevelopment of the site and not addressing the light industrial use of the site.

(d) [20 2673](#)

Refurbishment of entire building including reconstruction of dilapidated extensions, new porch, new rear extension to form restaurant and bar with 6no. hotel rooms.

White Hart Hotel, 1 High Street, West Mersea – Mr B Lord

[Decision link 20 2673](#)

WMTC Recommendation:

Following discussion it was agreed to recommend consent be granted in respect of this application, with a condition that the footpath is widened in line with accessibility standards.

(e) [21 0356](#)

Single storey infill dining/living extension, single storey study extension.

2 Woodstock, West Mersea – Mr M O'Neill

[Decision link 21 0356](#)

(f) [21 0265](#)

Rear extension and replacement of existing conservatory.

4 Brierley Avenue, West Mersea – Mr A & Mrs N Stevens

[Decision link 21 0265](#)

Applications withdrawn

(a) [20 2765](#)

Application to vary condition 3 following grant of planning permission 14 4585. The caravans/chalets shall be occupied for holiday purposes only and shall only be occupied between 1st March and 31st January the following year.

West Mersea Holiday Park, Seaview Holiday Park, Seaview Avenue, West Mersea – Park Holidays UK Ltd

[Withdrawn link 20 2765](#)

(b) [20 2766](#)

Application to vary condition 3 following grant of planning permission 14 4591. The caravans/chalets shall be occupied for holiday purposes only and shall only be occupied between 1st March and 31st January the following year.

West Mersea Holiday Park, Seaview Holiday Park, Seaview Avenue, West Mersea – Park Holidays UK Ltd

[Withdrawn link 20 2766](#)

(c) [20 2767](#)

Application to vary condition 2 following grant of planning permission 13 0327 to allow the touring caravans and tents to be stationed from 15th March in any one year until 14th January the following year.

West Mersea Holiday Park, Seaview Holiday Park, Seaview Avenue, West Mersea – Park Holidays UK Ltd

[Withdrawn link 20 2767](#)

Appeal notification

(a) [09 7635](#)

Seaview Holiday Park, Seaview Avenue, West Mersea – Mr C Ling

Consultation expiry date: 21.04.21

-End -