

WEST MERSEA TOWN COUNCIL

MINUTES OF THE COUNCIL MEETING

HELD ON THURSDAY 22 APRIL 2021

PRESENT:	Councillors:	Carl Powling (Mayor) John Akker Julie Baker Peter Banks (arrived at 8.20pm) David Bragg Robert Jenkins Sylvia Wargent Sophie Weaver Chris Wood
IN ATTENDANCE:	Town Clerk:	Petra Palfreyman

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

21/075 TO ACCEPT APOLOGIES FOR ABSENCE

There were no apologies for absence received.

21/076 TO RECORD DECLARATIONS OF INTEREST

Councillor Akker declared a non-pecuniary interest in item 21/079 as a member of Stop 350 and the Mersea Island Society.

Councillor Baker and Councillor Wood declared a non-pecuniary interest in item 21/079 as a member of Stop 350.

21/077 PUBLIC SESSION

12 members of the public in attendance.

The following questions and statements were made:

At which Council meeting the red lines were agreed. Contact has been made with NEPP who were unsure of the legislation.

The Seaview Caravan Park application is confusing.

The skate park has no planning permission as it was built under permitted development and is not in the original location it was intended to be. Any further extensions to this would take up more Village Green.

How will the consultation for the redlines be carried out so the population of West Mersea know about it.

Can we have a better surface on Victoria Esplanade car park so it can be used all year around.

Where can motorhomes park now that there is a height barrier in Victoria Esplanade car park.

21/078 REPORTS FROM OUR COUNTY AND BOROUGH COUNCILLORS

Borough Councillor John Jowers

Congratulations to the Council for the work in the last year. There has been some good networking and contacts made.

The pot holes in St Peters Road will be repaired soon. The cause of them was rats burrowing.

The bus service needs a review as it is not being used as much with people working from home.

The details for Cross Lane signage have been sent to Highways.

There is a drive towards superfast Broadband. The Police have been in West Mersea more and have been looking in to the drug dealing. There will be more emphasis on rural issues and crimes going forward.

There have been more planning applications than ever recently. After the current Local Plan the next one will be in 2033.

5,000 laptops have been given by Essex County Council to children who did not have one.

The coastal side of the A12 has been neglected and there will be two new major exit points at Prested Hall (via Tiptree) and a double roundabout at Rivenhall End and three lines.

There may be some availability for some temporary summer parking.

The libraries are all back open and Covid safe.

There will be a Local Highway Panel fund upgrade of £3/4M. so if there are any schemes the Council should apply.

Borough Councillor Pat Moore

A caravan forum is planned for planning issues to get communications to and between the sites. Borough Councillor Moore will speak to the owners of Firs Chase caravan park.

Red lines were prevented in Abberton near the school where yellow hatchings were proposed. There was no consultation for this and no signage.

Congratulations were extended to the Council and volunteers for the quick and impressive way the Council responded to Covid.

Borough Councillor Robert Davidson

Well done to Carl and his team for the work during the year including Covid and organising the Meals Service through Mersea Outdoors.

Well done also to the Neighbourhood Plan team. The government has been generous with funding. Borough Councillor Davidson has spent some time looking at Part 2 examination. If a representation wasn't made in 2017 you cannot respond to this one. The examiner is being thorough and patient. David Cooper has provided good representation for West Mersea. The review is available on the YouTube.

Thanks were given to Petra Palfreyman for her professional services as the Town Clerk over the last 4½ years. Clear sacks and blue sacks will be delivered in the first week in May. An extra freighter has been ordered for rubbish collections.

The repairs on the breakwaters are taking a long time to be carried out and there are serious Health & Safety issues with them not being done.

Borough Councillor Davidson officially opened the Northern Gateway sports centre near the park and ride. It opens next week to the public and has cycling, archery, tracks, rugby, astro turf and normal turf, indoor cricket and nets and fitness equipment for the whole family.

The Inspector visited Mersea and was complementary of the island.

Borough Councillor Davidson said it had been a pleasure being our Councillor in the past year and will look forward to the next year.

21/079 PLANNING APPLICATIONS RECEIVED

(a) 21.0730

Extension to dwelling to bring it back to the building line of the road. Front door/porch will change to be in a new open planned room to the front.

44 St Peters Road, West Mersea – Nr N Calcutt

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

(b) 21 0876

Replacement of existing conservatory with single storey rear extension.
3 Brickhouse Close, West Mersea – Mrs R May

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

(c) 21 0472

To carry out alterations to existing bungalow by raising the roof line and extending the habitable accommodation into the roof space. No increase in footprint of dwelling. Formation of free-standing timber balcony to rear elevation and lean to porch to front elevation.
Dunoon, 3 Cross Way, West Mersea – Mr S Bloyce

No comment to make.

(d) 21 0874

Proposed replacement dwelling.
75 Queen Anne Road, West Mersea – Mr R Brown

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

(e) 21 0834

Proposed single storey rear extension and extension to first floor bedroom at rear.
26 High Street North, West Mersea – Mr & Mrs Stapley

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

(f) 21 0383

Single storey garage with pitched roof.
46 Firs Road, West Mersea – Mr J Mussett

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

(g) 21 0583

Permission in Principle for 2 to 3 dwellings. Revised location plan.
Land to the West of Bower Hall Lane, Ashlyn, 11 East Mersea Road, West Mersea – Mr C Sestak

No comment to make.

(h) 21 0616

Proposed outbuilding with therapy pool.
5 East Road, West Mersea – Mr J Revell

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

(i) 20 2492

Application for variation of condition 2 of planning permission 20 0960. Revisions to layout design and appearance of a selection of the proposed house types. Amended plans.
Land at, Brierley Paddocks, West Mersea – Agent, Mr D Poole

Referred to Working Group.

(j) 21 0877

Proposed siting of 5 additional static holiday caravans.
West Mersea Holiday Park, Seaview Avenue, West Mersea – Mr M Purdom

Referred to Working Group.

(k) 21 0910

Proposed garage extension.
2 New Captains Road, West Mersea – Mr A Pamment

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

(l) 21 0931

Replacement of an existing boundary fence with new nominal 2m high rendered wall fronting a highway.
3 Firs Chase, West Mersea – Mr & Mrs Haddow

Following discussion it was agreed to recommend consent be granted in respect of this application, with a condition that the height of the fence is no more than 1.8 metres.

21/080 NOTIFICATION OF PLANNING DECISIONS RECEIVED

Applications passed

(a) 20 2682

Extension and alterations to existing dwelling, alterations and extension to existing driveway (revised description).
43 Seaview Avenue, West Mersea – Agent, Mr D Poole

WMTC Recommendation:

Request for Consultation and further comments

Please note that residents, and other consultees, will not have had the opportunity to consider an important letter from C&C dated 30th November 2020. We understand that it was not placed on the planning portal until 12/13th January 2021.

Residents will have considered the application in December and early January without reference to this letter. In addition, earlier comments made by planning officers that there would not be any permanent, all vehicle access from Seaview Avenue to the development.

We request a letter be sent from CBC to local residents in the area drawing attention to the application with a deferred date for comment. This would allow all the information on the portal to be reviewed.

Please amend the portal entry from simply "comment" to "Letter from City and Country Mersea Ltd." for full transparency.

Thanks in advance for your consideration of this request.

Proposed Road Access: This application appears to show a road with restriction width bollards of 2.75m width going beyond the boundary at 43 Seaview Avenue and suggests shared access with the Brierley Paddocks development.

This is a new proposal that was not featured in earlier proposals/applications for Brierley Paddocks site as agreed.

Under the heading "Alternative Shared Access Route" it states that the shared driveway will provide access to the sales area and the first residential elements. Previous assurances were received by residents from the Planning Office that 43 Seaview Avenue would only be used for sales and marketing on site.

It was stated by the Planning Office that it would be stopped for future use following completion of the would be used by pedestrians and cyclists only and not for vehicular traffic.

Whilst an emergency vehicle access to the Estate is sensible in principle, this risks providing a shortcut vehicular access and should not be permitted. The concern is that once any access is permitted to dwellings on the new Brierley Paddocks estate via Seaview Avenue it will become very difficult in future to withdraw this access route. Temporary access to the Brierley Paddocks site for a show house has been mooted, but no firm details are available and needs to be approved by Highways. A joint driveway is inappropriate - we propose that no vehicular access is possible at this entrance.

We wish to reference comments previously made:

REFUSAL of outline application No.190200 (para.3) dated 19th Aug 2019

3. The NPPF 2019 (revised June 2019) states at paragraph 124 that "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities". Good design is also required at paragraphs 127 and 130.

Core Strategy policy UR2 seeks to promote and secure high-quality design. Development Policy DP1 states that all development must be designed to a high standard and limit impact on amenity. The adopted Backland and Infill SPD (2010) is also relevant to this scheme especially paragraph 6.6 which states: "Access by vehicles or pedestrians should not cause an adverse impact on the amenity of adjacent residents. These impacts can include noise, vibration, impacts on road safety and visual impacts. Access arrangements that will result in significant nuisance to the residents of adjacent dwellings or cause problems of safety to road users will be resisted".

The demolition of a family dwelling to facilitate a road from the site to Seaview Avenue will bring a significant increase in traffic to this road as residents and visitors use the access as a car compliant cut through.

The residents on Seaview Avenue either side of the access point who have been used to living next to a single dwelling will instead sit next to the proposed access road. They will suffer demonstrable harm to their residential amenity from the noise and disturbance caused by traffic, an issue exacerbated as they have widows serving habitable rooms close to the proposed access way.

This access point is held to be wholly unnecessary, unjustified and the public benefit of it is outweighed by the harm it causes.

(b) 21 0643

Permission in Principle application for the construction of 1x dwelling.
Amenity land off, 7 Woodstock, West Mersea – Mr C Norman

WMTC Recommendation:

Following discussion it was agreed to recommend refusal in respect of this application, on the grounds of overdevelopment and inappropriate access.

Application refused

(a) 21 0392

Technical details consent pursuant to Permission in Principle application ref 20 0346, for one single storey dwelling.
Land at, 2a Suffolk Avenue, West Mersea – Mr D Townend

Application withdrawn

(a) 21 0201

Erection of 3no. three bedroom houses.
2-4 High Street North, West Mersea – Mr P Whiting

21/081 TO NOTE THE CURRENT FINANCIAL POSITION

Please see report attached.

21/082 TO DISCUSS THE RESULTS OF THE BUILDING SURVEY FOR 10 MELROSE ROAD AND CONSIDER THE NEXT ACTIONS

Following discussion it was agreed to obtain quotes for the work. Councillor Powling suggested that the Council also looks at having solar panels.

Proposed: Councillor Jenkins, Seconded: Councillor Powling. ALL IN FAVOUR.

21/083 TO RECEIVE AN UPDATE ON THE SKATEPARK IN WEST MERSEA PARK

Councillor Jenkins advised that the Council are not currently intending to extend the skate park. Some maintenance issues have been highlighted and repairs to the cracks in the surface, grind rails and exposed corners are needed to meet the ROSPA recommendations. Following discussion it was agreed to engage Radii to repair the surface of the skate park and Skippers to repair the edges. All work is with the current budget.

Proposed: Councillor Jenkins, Seconded: Councillor Banks. ALL IN FAVOUR.

21/084 TO DISCUSS AND AGREE COMMUNICATIONS TO THE NORTH ESSEX PARKING PARTNERSHIP (NEPP) REGARDING:

- (a) the signage for the red lines and
- (b) the perceived lack of consultation period before the red lines were installed

Councillor Akker outlined the issues with the red lines, the temporary order, when/where parking is allowed, the consultation process, signage, loading bays and disabled access.

Following discussion it was agreed to set up a working group to review the red lines and the issues mentioned and share the outcome with the community.

Members of the working group include Councillors Akker, Baker, Bragg, Powling, Weaver and Wood, Borough Councillor Pat Moore and members of the public.

Proposed: Councillor Wood, Seconded: Councillor Powling. ALL IN FAVOUR.

21/085 MAYOR'S NOTES

Councillor Powling thanked Petra as the outgoing clerk for her work in the last 5 years and welcomed Vanessa Allen who will be starting with the Council on 4 May 2021.

The Covid response has been amazing and the whole island pulled together. Special thanks was given to Sam Wilson, the Meals on Wheels team and all of the volunteers.

There being no other business, the public meeting closed at 9pm.