

WEST MERSEA TOWN COUNCIL

PLANNING APPLICATIONS RECEIVED UP TO 16 APRIL 2021

- (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
[Plan link 21 0730](#)
Consultation expiry date: 23.04.21
- (b) 21 0876
Replacement of existing conservatory with single storey rear extension.
3 Brickhouse Close, West Mersea – Mrs R May
[Plan link 21 0876](#)
Consultation expiry date: 23.04.21
- (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
[Plan link 21 0472](#)
Consultation expiry date: 21.04.21
- (d) 21 0874
Proposed replacement dwelling.
75 Queen Anne Road, West Mersea – Mr R Brown
[Plan link 21 0874](#)
Consultation expiry date: 23.04.21
- (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
[Plan link 21 0834](#)
Consultation expiry date: 27.04.21
- (f) 21 0383
Single storey garage with pitched roof.
46 Firs Road, West Mersea – Mr J Mussett
[Plan link 21 0383](#)
Consultation expiry date: 28.04.21
- (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
[Plan link 21 0583](#)
Consultation expiry date: 21.04.21
- (h) 21 0616
Proposed outbuilding with therapy pool.
5 East Road, West Mersea – Mr J Revell
[Plan link 21 0616](#)
Consultation expiry date: 28.04.21

- (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
[Plan link 20 2492](#)
Consultation expiry date: 26.04.21
- (j) [21 0877](#)
Proposed siting of 5 additional static holiday caravans.
West Mersea Holiday Park, Seaview Avenue, West Mersea – Mr M Purdom
[Plan link 21 0877](#)
Consultation expiry date: 04.05.21
- (k) [21 0910](#)
Proposed garage extension.
2 New Captains Road, West Mersea – Mr A Pamment
[Plan link 21 0910](#)
Consultation expiry date: 04.05.21
- (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 Hadow
[Plan link 21 0931](#)
Consultation expiry date: 07.05.21

PLANNING DECISIONS RECEIVED UP TO 16 APRIL 2021

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
[Decision link 20 2682](#)

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

[Decision link 21 0643](#)

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

[Decision link 21 0392](#)

Application withdrawn

(a) 21 0201

Erection of 3no. three bedroom houses.

2-4 High Street North, West Mersea – Mr P Whiting

[Plan link 21 0201](#)