

**WEST MERSEA TOWN COUNCIL**

**MINUTES OF THE COUNCIL MEETING**

**HELD ON THURSDAY 18 FEBRUARY 2021**

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  
Borough Councillor: Patricia Moore

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

21/029 TO ACCEPT APOLOGIES FOR ABSENCE

Apologies for absence received from Borough Councillors Davidson and Jowers.

21/030 TO RECORD DECLARATIONS OF INTEREST

Councillor Akker declared a non-pecuniary interest in item 21/033 and planning application 202492 as a member of Stop 350 and Mersea Island Society.

Councillor Banks declared a non-pecuniary interest in item 21/038 as a member of various nuclear bodies.

21/031 PUBLIC SESSION

3 members of the public.

A member of the public raised health & safety concerns regarding the tank traps and the exposed metal bars near Shingle Point.

An update was requested about the restrictive covenant at Glebe 2.

21/032 REPORTS FROM COUNTY AND BOROUGH COUNCILLORS

Borough Councillor Patricia Moore

At the full Council meeting it was agreed to approve Part 1 of the Local Plan.

Part 2 contains the local allocation (what villages are due to take) and will be examined in Spring. Contributions can be made if comments have already been lodged by the contributor.

19a Shears Crescent was passed and there is an official complaint about how the enquiry was dealt with.

The signage on Victoria Esplanade about the parking is confusing and contradictory.

The owner of Firs Chase caravan park is causing some issues in The Lane and vehicles have been damaged and the Police have been called.

There is a project in Colchester with E bikes for hire in a limited area.

Middlewick is attracting attention and must stay in the Local Plan otherwise the villages will have to take up that allocation.

#### 21/033 PLANNING APPLICATIONS RECEIVED

- (a) 21 0201  
Erection of 3no. three-bedroom houses.  
2-4 High Street North, West Mersea – Mr P Whiting

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

- (b) 20 2492  
Application for variation of condition 2 of planning permission 20 0960. Revisions to layout and appearance of a selection of the proposed house types.  
Land at, Brierley Paddocks, West Mersea – Mr D Poole

No comment.

- (c) 21 0265  
Rear extension and replacement of existing conservatory.  
4 Brierley Avenue, West Mersea – Mr A & Mrs N Stevens

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

- (d) 21 0272  
Proposed front and rear single storey extensions.  
24 Rosebank Road, West Mersea – Mr & Mrs Bartholomew

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

- (e) 21 0334  
Proposed rear and side extensions.  
3 Rainbow Road, West Mersea – Mr & Mrs Orrin

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

#### 21/034 NOTIFICATION OF PLANNING DECISIONS RECEIVED

##### Applications passed

- (a) 20 2646  
Removal of existing conservatory and erection of single storey rear extension. First floor extension above existing lean-to.  
Cornerways, 2 Spruce Close, West Mersea – Mr T Crane

- (b) 20 2731  
Construction of an extension to the existing clubhouse, a children's play area and associated facilities. Resubmission of scheme as approved by 20 1005 to incorporate minor changes to the roof form and external envelope.  
West Mersea Holiday Park, Seaview Avenue, West Mersea – Park Holidays UK Ltd

(c) 20 2570

Conversion of an existing garage to form a granny annex and an extension to link with the existing bungalow.

6 Norfolk Avenue, West Mersea – Mr J Blackmore

(d) 20 2751

Resubmission for amendment to previous application 20 2200 to amend opening hours.

27 Chatsworth Road, West Mersea – Ms H Cornish

(e) 20 2692

Demolition of single garage and erection of a single and two storey side extension and single storey front and side extension with balcony (retrospective). Revised application form.

19 Shears Crescent, West Mersea – Mr Cook

WMTC Recommendation:

Recommends refusal of this application on the following grounds:

1. Issues raised by the previous application remain, as highlighted in the Inspectors Report.
2. Scale, impact on the street scene and change to the area.
3. Reasons listed in para. 11 of the Inspector's report are supported.
4. Potential precedent that could be established of this type of retrospective application.

(f) 20 2421

Extension to living room at front of dwelling and open porch. Demolish existing porch. Demolish utility room at rear of dwelling. Construction of family room to rear of dwelling and wood burner flue. Amended description.

17 Upland Road, West Mersea – Mr & Mrs G Conway

(g) 20 2787

Proposed single storey rear/side extension and timber pergola.

62 High Street, West Mersea – Mr & Mrs Mason

Applications refused

(a) 20 2620

Erection of a single storey rear orangery. Resubmission of 20 1501.

Yew Tree House, 16 Coast Road, West Mersea – Mrs N French

WMTC Recommendation:

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

(b) 20 2621

Listed building application for the erection of a single storey rear orangery. Resubmission of application 20 1502.

Yew Tree House, 16 Coast Road, West Mersea – Mrs N French

WMTC Recommendation:

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

(c) 21 0013

Application to determine if prior approval is required for a proposed change of use from agricultural building to dwelling house (C3).

Barn to the south of, Maydays Farm, Haycocks Lane, West Mersea – Mr & Mrs D Sunnucks

WMTC Recommendation:

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

21/035 TO CONFIRM MINUTES OF THE COUNCIL MEETING OF 7 JANUARY 2021 - MATTERS ARISING

It was PROPOSED by Councillor Wood, SECONDED by Councillor Akker that the MINUTES of the meeting held on 7 January 2021, be CONFIRMED. ALL IN FAVOUR.

Matters arising:

There were no matters arising not covered elsewhere on the agenda.

21/036 TO CONFIRM MINUTES OF THE COUNCIL MEETING OF 28 JANUARY 2021 - MATTERS ARISING

It was PROPOSED by Councillor Baker, SECONDED by Councillor Bragg that the MINUTES of the meeting held on 28 January 2021, be CONFIRMED. ALL IN FAVOUR.

Matters arising:

Councillors Bragg and Wargent queried why planning officers have not been out to look at 1 Victoria Esplanade.

21/037 TO DISCUSS AND AGREE THE FORMAT OF THE TOWN MEETING ON 22 APRIL 2021

Following discussion it was confirmed that the Town Meeting would be an open forum by Zoom, for members of the public to speak freely. The meeting will be followed by a full Council meeting straight afterwards at 7.30pm.

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

21/038 TO RECEIVE AN UPDATE ON BRADWELL B

The first point is that the Bradwell B company (BRB) has written to both ECC and Maldon DC informing both authorities that their funding will cease as developers need to catch up after delays due to the CV-19 pandemic. BRB quoted issues of Chinese technicians not being able to travel to and from China. This does not mean the project has stopped as BRB still claim to be pushing on. However, this delay is good news.

Secondly the consultation with the Environment Agency (EA) has now commenced in respect of the Generic Design Assessment (GDA) for the Chinese reactor design, the HPR1000. The EA has given us the date of Friday 26th Feb to present to the council and this is extended to members of the Bradwell Monitoring Committee.

However, this consultation is not about the specific site at Bradwell on Sea. It is Generic such that should the Requesting Party (RP), a combination of Chinese General Nuclear (CGN) and EDF called General Nuclear Systems Ltd (GNSL) be successful in its bid for the GDA then, technically, they could then apply for all the environmental and nuclear licenses to deploy the HPR1000 anywhere in England. Members were encouraged to attend the meeting.

21/039 TO DISCUSS THE REQUEST FROM CROWN ESTATES TO ADD A SIGN TO THE EXISTING SIGN NEAR THE BOARDWALK, COAST ROAD

Following discussion it was agreed that the Clerk would contact Crown Estates to ask them to remove the tank traps. In the interim the Council agreed that the signage could be put up.

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

21/040 TO RECEIVE AN UPDATE ON PROGRESS WITH PREPARATION OF LEASE AGREEMENTS WITH MISA AND WEST MERSEA TENNIS CLUB

Councillor Wood advised that the lease documents are still with the solicitors and progress has been slow. The solicitors are also looking at the protective covenant and as soon as we know the legal position, the Council will report back. The Council still have a requirement to advertise the leases and get an EPC in place for the pavilion.

21/041 TO RECEIVE AN UPDATE ON COAST ROAD TOILETS DRAINAGE ISSUES AND TO APPROVE ANY FURTHER COSTS UP TO £5,000

The drains have been descaled and Thornwood have accepted liability for the fall in the drains and will carry out the work next week to correct it.

We have also had a report regarding ground works in the service channel to improve the drains. There were four feeds in to the drain but now there are only two. One is from the disabled toilet and the other one is from the small drain used occasionally by the cleaner. There is not enough flow going through no 1 and no 2 is fed by the ladies and men's toilet and the feed is in opposing laterals which does not work.

Following discussion it was agreed to proceed getting the drains rectified at a cost of up to £5,000.

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

21/042 TO RECEIVE AN UPDATE ON FAIRHAVEN TOILETS REFIT

Councillor Jenkins advised that the contract has already been agreed with Thornwood for the internal components of the building and now the roof, exterior decoration and drains need some attention. After a visit last week, it was noticed that the roof is leaking and the ceiling is damp and rotting and it is hoped this will be covered within the Thornwood budget. There are also some issues with the drains which need remedying. The costs for the roof and drains will be discussed at 21/045. The internal refit is due to start on 1 March subject to the roof being watertight and drying out sufficiently for the work to start.

21/043 MAYOR'S NOTES

Councillor Powling delivered flowers to a resident for her 100th birthday and the meals service delivered a cake, both of which were very well received.

Despite the snow and the bad weather the meals service carried on with fish & chips being served up by the Island Fish bar which was especially opened to cook them. Thanks was given to all during this time for their great effort and dedication.

A crane has removed a houseboat in Coast Road and another has been installed. If an old houseboat is removed from moorings it is permitted that another replaces it. In this case an experienced consultant was used to plan this but there was lack of communication to the Council, although the Environment Agency, Colchester Borough Council, Natural England and the Marine Management Organisation were involved.

21/044 CHAIRMAN TO MOVE THAT THE PRESS AND PUBLIC BE EXCLUDED DURING THE TRANSACTION OF THE FOLLOWING ITEMS ON THE GROUNDS THAT PUBLICITY WOULD BE PREJUDICIAL TO THE PUBLIC INTEREST BECAUSE OF THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE TRANSACTED

21/045 TO DISCUSS AND APPROVE ANY ROOFING MAINTENANCE AND OUTSIDE DECORATION COSTS UP TO £15,000 FOR FAIRHAVEN TOILETS

Councillor Jenkins advised that the roof needs to be replaced with fibreglass and to realign it so that the water drains to pipes at the back and down the sewers. Councillor Jenkins obtained three quotes ranging in price from £8,000 to £17,672. Following discussion it was agreed to accept the quote from Hopkins for £9,450 which includes exterior redecoration, boarding on the front of the building, painting the sides and a temporary roof so that it can dry out enough for the internal works to start.

Proposed: Councillor Bragg, Seconded: Councillor Akker. ALL IN FAVOUR.

21/046 TO CONSIDER THE QUOTE RECEIVED FOR REPAIRS TO THE TENNIS COURT FENCES AT WEST MERSEA  
TENNIS CLUB COURTS TOTALLING £1,096.50 + VAT

Councillor Wood advised that he had requested three quotes but only received two of them. Following discussion it was agreed to accept the quote of £1,096.50 from Maydays. The Clerk would instruct them to start as soon as possible.

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

There being no other business, the public meeting closed at 8.50pm.