

WEST MERSEA TOWN COUNCIL

MINUTES OF THE COUNCIL MEETING

HELD ON THURSDAY 7 APRIL 2022

PRESENT: Councillors: Carl Powling (Mayor)
John Akker
Julie Baker
David Bragg
Sam Jarvis
Sophie Weaver
Chris Wood

IN ATTENDANCE: Town Clerk: Vanessa Allen

Borough Councillors Robert Davidson
Borough & County Councillor John Jowers

3 members of the public

22/001 APOLOGIES FOR ABSENCE. To receive apologies for absence

Apologies were received from Councillors Wargent and Jenkins, and Borough Councillor Pat Moore.

22/002 DECLARATIONS OF INTEREST. To receive declarations of personal, prejudicial and pecuniary interests from members relevant to items under discussion at the meeting

Councillor Akker declared interests in relation to planning due to membership of Stop 350 and Mersea Island Society. Councillor Baker declared interests in planning items due to membership of Stop 350. Councillor Bragg declared an interest in Agenda item 22/006, planning application 220770.

22/003 PUBLIC PARTICIPATION. A period of up to 15 minutes for members of the public to ask questions or submit comments

A member of the public enquired whether there is any progress with Village Green 241.

A member of the public reported that Bradwell is 1 of the 8 sites nominated by the Energy strategy for nuclear power.

A member of the public raised concerns with overnight parking in the car park on Victoria Esplanade.

22/004 COUNTY AND BOROUGH COUNCILLORS REPORTS. To receive reports from our County and Borough Councillors

County and Borough Councillor John Jowers

The full Colchester Borough Council had opposed a new Nuclear Power Station at Bradwell. West Mersea has a say as the nearest largest settlement.

Councillor Jowers has requested that St Peters Road/Mersea Avenue be kerbed.

Borough Councillors met with City & Country to discuss affordable housing at Brierley Paddocks.

Borough Councillors attended Boundary Commission meeting to request that West Mersea becomes a South Colchester seat and not part of the Witham constituency.

Councillor Robert Davidson

Boundary Commission consultation first round comments are still valid, with the final decision being made in the Autumn.

The new Chief Executive Pam Donnelley has now taken up post.

Marks and Spencer is closing its High Street store and CBC are working with Lion Walk to secure a food outlet. From the 15th April Colchester High Street will be closed to ordinary traffic.

22/005 **CONFIRMATION OF PREVIOUS MINUTES.** To confirm Minutes of the Council Meeting of 17th March 2022

It was RESOLVED that the MINUTES of the Council meeting held on 17th March 2022, be confirmed as a true record of the meeting.

22/006 **PLANNING APPLICATIONS.** To consider Planning Application received

(a) 22 0615

Rear extension. Resubmission of 21 3450. 30 Mersea Avenue, West Mersea

It was RESOLVED that CONSENT be granted in respect of this application.

(b) 22 0637

Convert existing garage to kitchen; small extension to front of garage; demolish existing conservatory to rear and build ground floor extension. 46a Barfield Road, West Mersea.

It was RESOLVED that CONSENT be granted in respect of this application.

(c) 21 3234

Application for approval of reserved matters following outline approval 20 0351. (Amended reports received). Land at, Dawes Lane, West Mersea.

Comment only

West Mersea Neighbourhood Plan: WMTC is concerned to ensure that the West Mersea Neighbourhood Plan – which has recently been to referendum and voted in favour of acceptance, with a substantial 88% mandate and which has now been adopted by CBC - should now be given full consideration in respect of this application.

In this context, particular consideration should be given in respect of: the vehicular site access from Dawes Lane; provision of recreation space - sports pitches; and pedestrian access through Wellhouse Green.

Essex Highways have already commented on the need for pathways to be wide enough to accommodate both pedestrians and cycles but we note that these are not referenced in the plan.

To fulfil the WMNP requirements the footway access from the new development to Wellhouse Estate will need to be given particular attention. Wellhouse Avenue to Glebe View / Bower Close has no footways. The additional 100 dwellings will require both cycling, wheelchair and pedestrian access to East Road and onward access to the village and bus routes on and off the Island. This is likely to be the main access for Pedestrians and Cycling to this estate from the village there is a safety aspect to be considered.

Further, this pedestrian and disabled approach would be used to get to the medical Centre on the North East corner of the development, if it goes ahead, with the attaching additional pedestrian use. There should be a pedestrian right of way through this roadway section of Wellhouse Avenue with appropriate signage and surface markings to define it.

The footway access from the estate onto Dawes Lane at the south east corner is also considered problematic - pedestrians having to cross over Dawes Lane and back again to the west side to access the village. The point at which the footway meets East Road is a particular concern - the pathway is steep and holds particular risks to wheelchair users.

We also want to comment on the 2.7 Km Circular Walking Route's exit from the site, in the North East corner, directly onto Dawes Lane and to the Bridleway in the north. There should be a section of pathway provided along the grass verge off the public highway and the verge should be made suitable for walking.

There are specific references to the site within WMNP, which the Council is keen to ensure are considered and upheld! - *Policy WM 3 - Land at Dawes Lane.*

Housing Mix: WMTC is specifically concerned to ensure that, in accordance with the Plan: *"The development should provide for a mixture of two and three bedroom houses and bungalows, as identified in the WMNHP Housing Needs Survey"*

Affordable Housing: WM3 has specific policy in respect of " Affordable Housing: WMTC seeks within the allocation there is a provision for local residents, or those who have significant local connection. WMTC seeks that there be further discussion with the developer on the provision, administration and scope of affordable housing provision.

Site Access: WMTC is keen to ensure the suitability of the: *"single site vehicular access shall be provided from Dawes Lane"* WMTC has concerns around the lines of sight for this access, the width of the road at this point and the need for traffic calming measures in Dawes Lane – either a 30MPH or indeed 20MPH speed limit and general improvements to Dawes Lane – in particular road marking and general widening north of the site, and perhaps narrowing with a priority for traffic leaving the Island at the entrance and south of the site.

Specific attention is drawn to the need to improve the junctions at both ends of Dawes Lane particularly the one onto East Road. This to take account of increased vehicle movements resulting from both Brierley Paddocks and Dawes developments.

Recreation space: WMNP also states in paragraph.6.1: *"Opportunities for participating in exercise are important to the health of residents and reducing pressures on the health service. The Neighbourhood Plan can play an important role in making sure that there are sufficient and adequate services in West Mersea to meet the needs of current and future residents. As the population of the town grows there is likely to be a demand for further facilities and Policy WM 3 makes provision for the extension of The Glebe to enable this."*

The policy SS12a and WMNP calls for sports pitches on this Open Space. By placing Community Land 2 and the Suds feature on the western end of Public Open Space does preclude any direct future expansion of the playing fields being extended eastwards into this new area. At least one full size football pitch will be required if the existing pavilion on Glebe1 is to be relocated and upgraded and extended, to Glebe 3, together with an extended car parking area.

The foul water pumping station, together with electricity sub-station, is shown located on the west end of the open space area and its outlet pipe is shown to go along the west side of the hedge on Glebe2. Would it be possible to place these units at the East end on the Community Land space 1 where it will be less intrusive into the open space, especially if there is a car park and medical centre on this area.

(d) 22 0570 - Demolition and replacement of no. 34 through the erection of a new two storey dwelling. Resubmission of 21 3096. 34 Yorick Road, West Mersea.

The Council do not wish to comment.

- (e) 22 0770 - External alterations to the property including a lower ground floor extension, new detached garage and new boat store. Resubmission of 20 2891. 1 Victoria Esplanade, West Mersea.

It was RESOLVED to recommend refusal as per previously submitted comments, for the reasons of;

- **Impact of street scene**
- **Height of pool**
- **Overlooking neighbours**
- **Noise disturbance from pump**
- **Flooding concerns**

22/007 PLANNING DECISIONS. To receive notification of Planning Decision

Applications passed

(a) 21 3544

New larger roof (steeper pitch) to provide first floor accommodation over existing bungalow. New slightly larger roof (steeper pitch) to existing extension to side of same bungalow. Internal alterations.
2 Alexandra Avenue, West Mersea

(b) 21 3492

Alterations to front elevation. 64 High Street, West Mersea.

(c) 21 3362

Replace existing cladding and add new cladding all around the house (including the porch at the front of the house) from ground floor up to where it meets the existing cladding and raise the walls of the garden room and w/c to allow for the replacement. 54 Upland Road, West Mersea.

(d) 22 0315

Listed building consent for roof alterations. (Amendment to 21 0718).
35 Bocking Hall, Pig Unit, East Mersea Road, West Mersea.

(e) 21 2685

Application for Variation of Condition 1 (reserved matters, as approved under 20 2492), Condition 3 (submission of RM), Condition 4 (details access) and removal of Condition 2 (submission of RM) and Condition 6 (schedule) of planning permission 19 2136. Land at, Brierley Paddocks, West Mersea.

(f) 22 0276

Demolition of existing single storey extension and replacement with part two storey extension to front and first floor extension to rear. 19a Reymead Close, West Mersea.

Applications refused

(a) 22 0146

First floor extension to existing garage to form annexe to main dwelling.
1 New Captains Road, West Mersea. WMTC Recommendation: Following discussion it was resolved that consent be granted in respect of this application.

(b) 22 0295

Two storey front and single storey side extensions together with new car lodge. 28 Melrose Road, West Mersea. WMTC Recommendation: Following discussion it was resolved that consent be granted in respect of this application.

22/008 APPROVAL OF PAYMENTS. To approve payments made and to be made

Payment Report had been circulated amongst Councillors. **It was RESOLVED to approve payments.**

22/009 **CHANGING PLACES.** To receive an update

Councillor Weaver reported that the project is nearing completion. The ramp is compliant with changing places but not with accessibility access so building control have requested amendments. This is being rebuilt at no additional cost to the Council. ECC Short breaks have been updated of last minute issues. Councillor Weaver will look into digital keypad locks.

22/010 **QUEENS JUBILEE.** To receive an update

Councillor Weaver advised that most items have been organised and events are on budget. There will be a program for the Lighting of the Beacon evening, which will be handed out by the Scouts. British Classic Car Show will be held on the Library car park, fireworks have been booked and sponsorship is being sought. Councillor Powling is organising the road closure.

22/011 **MEETING DATES.** To agree meeting dates for 2022/23

It was RESOLVED to confirm the following Council meetings dates;

23rd June 2022

14th July 2022

1st September 2022

22nd September 2022

13th October 2022

3rd November 2022

24th November 2022

15th December 2022

19th January 2023

9th February 2023

2nd March 2023

23rd March 2023

13th April 2023

27th April 2023 Annual Town Meeting

18th May 2023 Annual Council Meeting

The public left the meeting at 8.40pm.

22/012 **NEXT AGENDA.** Items to be added to next agenda

- MISA Lease
- Changing Places update
- Queen's Platinum Jubilee update
- East Road Appeal
- Village Green Grant
- Ukraine donation

22/013 **MAYOR'S NOTES**

The Mayor reported that he had met the new Chief Executive of Colchester and had attended a meeting with local families supporting families from Ukraine. Currently there are 15 families coming to the Island.

22/014 **EXCLUSION OF PRESS AND PUBLIC.** To RESOLVE that due to the confidential nature of the business to be transacted the public and press be excluded pursuant to Section 1 of the Public Bodies (Admission to Meetings) Act 1960

22/015 **TO CONSIDER GROUNDS MAINTENANCE.** To consider quotation to extend current ground maintenance contract for 6 months from 1st April.

It was RESOLVED to accept ground maintenance contract.

22/016 **GAS & ELECTRIC SUPPLY CONTRACT.** To agree electricity and gas supplies for Office and Rushmere Close

It was RESOLVED to accept Pozitive Energy 12 month contract.

22/017 **H&S.** To consider and agree; monthly retainer, additional H&S costs, Legionella testing

Item deferred

22/018 **INTERNET.** To agree costs for internet access for unit at 2 Rushmere Close

Item deferred

22/019 **CHANGING PLACES CLEANING CONTRACT.** To consider cleaning regime

Item deferred

22/020 **BEACH BUGGY.** To consider shed purchase for Beach buggy

Item deferred

22/021 **BUDGET VIREMENT.** To agree amendment to Toilet budget for 2022/23 to reflect Changing Places cleaning spend

Item deferred

22/022 **CHIPPER.** To agree to purchase of chipper

Item deferred

22/023 **CHAMBERS TABLE.** To consider quotations to reconfigure Chambers table

Item deferred

22/024 **JUBILEE TREE PLAQUES.** To consider Queens Platinum Jubilee tree plaque

Mayor and Clerk to agree and order Queens Platinum Jubilee tree plaque.

22/025 **LAND PURCHASE PROPOSAL.** To consider proposal for the Council to purchase land

It was RESOLVED to agree to purchase land.

22/026 **MISA LEASE.** To discuss MISA lease

There was discussion on the next steps with the MISA Lease.

There being no other business, the meeting closed at 9.35pm.