

WEST MERSEA TOWN COUNCIL

MINUTES OF THE PLANNING MEETING

HELD ON TUESDAY 7 JUNE 2022

PRESENT: Councillors: John Akker (Chair)
Julie Baker
David Bragg
Chris Wood

IN ATTENDANCE: Asst. to Town Clerk: Carol Fountain

1 member of the public

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

There were no apologies for absence received.

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 Wood and Councillor Baker declared interests in planning due to membership of Stop 350.

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

No comments made.

22/004 TERMS OF REFERENCE. To consider the Planning Committee Terms of Reference.

Following discussion it was agreed to accept the proposed Terms of Reference. The Terms of Reference will be confirmed at the next full Council meeting.

22/005 NOTICE OF THE PUBLICATION OF THE INSPECTOR'S REPORT ON THE EXAMINATION OF THE COLCHESTER LOCAL PLAN SECTION 2 – 2017/2033. To receive and consider Inspector's Report.

The content of the Inspector's Report was noted. **Councillor Akker to write a letter in support of Colchester Borough Council approving the plan. To be added to next full Council meeting agenda.**

22/006 PLANNING APPLICATIONS. To consider Planning Application received and to receive notification of Planning Decision.

Planning Applications

(a) 22 1107

Proposed single storey rear extension. 6 Grays Close, West Mersea

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

(b) 22 1154

Demolish existing garage/utility room and construct new one/two storey side extension, alterations to existing rear dormers and other material changes. 40 Seaview Avenue, West Mersea

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

(c) 22 1155

Proposed detached car port. 40 Seaview Avenue, West Mersea

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

(d) 22 1203

First floor rear extension, single storey rear extension and general alterations and improvements to existing dwelling. 19 Empress Avenue, West Mersea

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

(e) 22 1143

Erection of single storey laundry room to side elevation of property. 8 Grove Avenue, West Mersea

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

(f) 22 1234

Single storey front and rear extensions. 7 King Charles Road, West Mersea

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

Applications passed

(a) 22 0515

Application for variation of condition 3 following grant of planning permission 14 4585.
Land forming part of, Seaview Holiday Park, Seaview Avenue, West Mersea

(b) 22 0811

Proposed rear extension.
28 Kingsland Road, West Mersea

(c) 21 3234

Application for approval of reserved matters following outline approval 20 0351
Land at, Dawes Lane, West Mersea

WMTC comment:

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 Glebe 1 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.

To be revisited once the decision notice has been studied. Report back to full Council meeting.

(d) 22 0770

External alterations to the property including a lower ground floor extension and new boat store.

Resubmission of 20 2891 (revised description).

1 Victoria Esplanade, West Mersea

WMTC Comment:

Following discussion it was agreed to recommend refusal on the following grounds:

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

Applications refused

(a) 22 0505

First floor extension, front single storey veranda extension and external alterations. Revised drawings.

56 Kingsland Road, West Mersea

(b) 22 0882

Replacement of an existing boundary fence.

3 Firs Chase, West Mersea

Applications withdrawn

(a) 21 1094

Removal of three dilapidated (5'x7', approx 1.5m x 2.1m) garden sheds and construction of a single new garden shed (approx. 16.5' x 10', 5m x 3m) further from the listed building.

Gossip Cottage, 49 The Lane, West Mersea

(b) 21 1095

Listed Building consent for removal of three dilapidated (5'x7', approx 1.5m x 2.1m) garden sheds and construction of a single new garden shed (approx. 16.5' x 10', 5m x 3m) further from the listed building.

Gossip Cottage, 49 The Lane, West Mersea

22/007 NEXT MEETING DATE. To set next Planning Committee meeting date.

The date of the next Planning Committee will be agreed at a later date.

There being no other business, the meeting closed at 1.06pm.