

# WEST MERSEA TOWN COUNCIL

## MINUTES OF THE COUNCIL MEETING

HELD ON THURSDAY 8 JANUARY 2015

PRESENT: Councillors: Peter Clements (Mayor)  
Alan Mogridge  
Beverley Perkins  
Noelle Urquhart  
Sylvia Wargent

IN ATTENDANCE: Town Clerk: David Tucker  
Borough Councillors:

### Action

#### Reports from Borough Councillors

Borough Councillor Peter Sheane reported that Borough Councillor Bourne had been very dismissive of the arguments that had been put forward against closing most of the West Mersea toilets, and he felt that it was unlikely she would be prepared to compromise.

The Scrutiny Panel hearing would be set for early February.

Borough Councillor John Jowers advised that there was no statutory duty to provide public toilets, and he felt that Borough Councillor Bourne would not wish the closure of the toilets to be an election issue so she may well be open to compromise.

Borough Councillor Jowers also reported that the Planning Department would be reporting back to the Town Clerk regarding the new houseboat issue in Coast Road.

#### **6049 APOLOGIES**

Apologies for absence received from Councillors Bixby, Cross, May and Straughan.

#### **6050 DECLARATION OF INTERESTS**

There were no declarations of interest.

#### **6051 TO CONFIRM MINUTES OF THE COUNCIL MEETING OF 13 NOVEMBER 2014 - MATTERS ARISING**

It was PROPOSED by Councillor Mogridge, SECONDED by Councillor Urquhart that the MINUTES of the Meeting held on 13 November 2014, be CONFIRMED.

ALL IN FAVOUR

#### **Matters arising:**

Item 6033: It was noted that Councillor Perkins, Stephen Collis and the Town Clerk would be meeting to discuss the issue on 13th January 2015.

**6052 TO CONFIRM MINUTES OF THE SPECIAL MEETING OF 19 NOVEMBER 2014 - MATTERS ARISING**

It was PROPOSED by Councillor Perkins, SECONDED by Councillor Wargent that the MINUTES of the Meeting held on 19 November 2014, be CONFIRMED.  
ALL IN FAVOUR

**Matters arising:**

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

**6053 TO CONFIRM MINUTES OF THE SPECIAL MEETING OF 2 DECEMBER 2014 - MATTERS ARISING**

It was PROPOSED by Councillor Urquhart, SECONDED by Councillor Wargent that the MINUTES of the Meeting held on 2 December 2014, be CONFIRMED.  
ALL IN FAVOUR

**Matters arising:**

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

**6054 TO CONFIRM MINUTES OF THE FINANCE AND PLANNING MEETING OF 4 DECEMBER 2014 - MATTERS ARISING**

It was PROPOSED by Councillor Wargent, SECONDED by Councillor Urquhart that the MINUTES of the Meeting held on 4 December 2014, be CONFIRMED.  
ALL IN FAVOUR

**Matters arising:**

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

**6055 TO CONSIDER PLANNING APPLICATIONS RECEIVED**

- (a) **14 6349**  
Use of existing winter boat park for public car parking during summer months (renewal of permission 10 2390).  
**Maritime & Leisure, Victory Dock, Coast Road, West Mersea** - Mr Rob Moffatt

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

- (b) **14 6501**  
Two storey side extension and alterations to external finishes and fenestration. Removal of rear facing outbuilding and conservatory.  
**100 Coast Road, West Mersea** - Mr Graham Rampling

Following discussion it was agreed to recommend CONSENT be granted in respect of this application, on condition that attention is given to protecting the privacy of adjacent properties and that the external finishes and fenestration materials are sympathetic to the requirements of the Conservation Area.

- (c) **14 6556** (Resubmission of 14 5290)  
Proposed extensions and alterations.  
**51 Seaview Avenue, West Mersea** - Mr D Philpott

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

- (d) **14 6000**  
Demolition of existing warehouse building and the erection of 2 x 4 bedroom dwellings.  
**128 Coast Road, West Mersea** - One Property Group (UK) Ltd

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

1. Under DP23 the coastal areas "Area of Special Character" means that the area is specified for commercial use.
2. Geology and Flooding - despite the assessment there are no details regarding the "retaining wall" and draining. There is a "spring line" at the rear i.e. clay/sand.
3. Street Scene (Character & Conservation) - the scale is out of keeping, the design is not appropriate to locale (commercial or otherwise) and the materials used are inappropriate.
4. Access - visibility/splay etc. not taken in account.

- (e) **14 6580**  
Removal of single storey conservatory to rear of dwelling, construction of single storey extension to kitchen and family room to rear of dwelling.  
Removal of glazed roof to utility room at side and construction of bedroom over the utility room to side.  
Construction of bedroom over the utility room to side of existing dwelling.  
**10 Richmond Road, West Mersea** - Mr & Mrs Blackmore

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

- (f) **14 6541**  
Loft conversion. Demolition of conservatory and internal remodelling works.  
**The Vikings, 38 Mersea Avenue, West Mersea** - Mr Graeme Neville

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

## **6056 TO RECEIVE NOTIFICATION OF PLANNING DECISIONS**

### **Applications Passed**

- (a) **14 5978**  
Conversion of existing four bedroom property to 2 no. two bedroom flats (ground and first floor) with new external first floor access.  
**24 Oakwood Avenue, West Mersea** - Mr Alan Walsh.

WMTC Recommendation:

Following discussion it was agreed to recommend Consent be granted in respect of this application, subject to provision of adequate car parking facilities.

- (b) **14 6089**  
Part single storey part two storey front extension providing enlarged living room, new cloakroom and extended bathroom.  
**7 Reynead Close, West Mersea** - Mr N Balls
- (c) **14 6151**  
Single storey rear extension.  
**7 Suffolk Avenue, West Mersea** - Mr K Hilliard
- (d) **14 6181**  
Replacement of timber windows, doors and facias with UPVC in communal areas (5 in total).  
**Orchidfield Court, Victoria Esplanade, West Mersea** - Victoria Esplanade Management
- (e) **14 6305**  
Refurbishment, new garage and alterations to the external appearance of existing bungalow.  
**29 The Lane, West Mersea** - Mr Neil Moye

- (f) **14 6283**  
Proposed extensions and alterations.  
**30 Fairhaven Avenue, West Mersea** - Mr Graham Farley

**Application Withdrawn**

- (a) **14 6084**  
Demolition of existing house and erection of new house.  
**12 Kingsland Beach, West Mersea** - Mr David King

**6057 TO RECEIVE REPORTS FROM COMMITTEES/WORKING GROUPS**

**Bradwell Monitoring Committee** – Councillor Wargent presented her report (attached).

**Crime & Safety Committee** – Nothing to report.

**Environment Committee** - Councillor Clements presented the amended drawings of the proposed new surgery, showing 23 parking spaces.

West Mersea Town Council now have first refusal on the land behind the police station building at a cost of £70k.

Following a detailed survey it appears the total cost of the project would be £1.7m.

Councillor Clements advised there is a potential (private) investor for the whole scheme.

The NHS will be considering the project at a regional board meeting on 22 January 2015.

**Footpaths, Footways & Cycle Paths Committee** – Nothing to report.

**Health Liaison Committee** –

**Traffic and Transport Committee** – Councillor Clements presented the minutes of the meeting held on 13th November 2014.

**Waterside Committee** – Councillor Perkins gave a verbal report of the meeting held on 3rd December 2014 (minutes to follow).

**Website** - Councillor Perkins presented the timetable for the start of the newly updated website (attached).

**Youth Interest Group** – The Clerk advised that it was intended to have the BMX Bike Scheme underway by Spring 2015.

**6058 TO CONSIDER MAKING A DONATION TO CLUB 74**

Following discussion it was agreed to donate £300 to Club 74 (in accordance with its powers under S.137 of the Local Government Act 1972). Proposed Councillor Urquhart, Seconded Councillor Mogridge.

**6059 LETTERS RECEIVED FOR DISCUSSION**

- (i) Mr A Hammond re Parish Churchyard - Noted. Councillor Mogridge commented on how nice it as to receive such a complementary letter.
- (ii) Mrs Livingstone re RYA and closure of Coast Road car park - Councillor Perkins advised that this had been discussed at both the Waterside and Car Park Strategy meetings. It was noted that at future events the Dabchicks and the Yacht Club will ensure appropriate signage is displayed.
- (iii) Aviva re claim - accident in School Gardens - Noted.

**6060 TO RECEIVE UPDATE REPORTS RE MERSEA TOILETS**

The various emails, including responses to Freedom of Information requests, were considered and discussed. It was agreed to seek a meeting with Colchester Borough Council before the Scrutiny Panel Hearing in order to seek a compromise.

**6061 TO RECEIVE UPDATE REPORTS RE NEW HOUSEBOAT, COAST ROAD**

The Clerk advised that he was expecting a response from Planning Department (Andy Knowles) to the complaint made to Colchester Borough Council. He would also be meeting with the Head of Planning to discuss the issue.

**6062 MAYOR'S NOTES**

Councillor Clements advised that the Mersea Walks leaflets were now being displayed in the Colchester Tourist Information Office.

There being no further business, the meeting closed at 9.15 pm.