

Fox Inn CD 11.6
106 East Road
WEST MERSEA
ESSEX
CO5 8SP

21-2-22

To Whom it may Concern
Re: Planning @ 102 East Road

- 1 This could have major impact and possible closure of our local pub which has been here since 1839 and as a local family we took over in 2004 (18 years)
- 2 Due to restrictions customers would not be able to access our car park SAFELY.
- 3 We would have sitting traffic outside an old building which is situated on the edge of the road. The Carbon fumes would be a health HAZARD to our staff, customers and neighbours.
- 4 We have a garden and patio area which would now be backed on by Houses. We are concerned about more people complaining about noise because people are less tolerant since COVID and COVID has already had a serious impact on The Pub.
- 5 We would have the added problem of people trying to park in our car park who are visiting neighbours. As they would have NO PARKING outside these houses due to NEW RESTRICTIONS. Our Car Park is small and only has parking for (23) CARS.
- 6 Traffic coming from EAST Volume increases in Summer with Holiday Parks open. This could also seriously affect the Bus Route.
- 7 In my mind there are more suitable sites in MERSEA with less impact to residents and our LOCAL PUB.

Con.t. (1)

8. I think the Inspector should view the situation personally to see for himself what it entails. As in the ^{last} few years Traffic has significantly increased.

We also have Two new building sites very close B/ and THE IMPACT of this has not been realised yet.

9 ALSO Mr Wheeler is going to leave the vicinity and leave his neighbours with the consequences.

Yours faithfully



M. A. Jowers (mas)
Owner of The Fox Inn

Mrs Mrs Seaden
104 East Road
West Mersea
Colchester
Essex CO8 8SA
30/01/2022

To whom it may concern
Regarding planning for 102 East Road.

We are writing re: concerns of the above planning.

We have lived in our home for the past 14 years
with two young children in a lovely quiet area,
we have concerns regarding the proposed layout
of our road.

our objections are as follows:

Proposed calmers which would be directly opposite
our drive obstructing our access and causing issues for
emergency services if at all needed at our property.
We have our family visit regularly, so with yellow
lines put in place outside of our property and further
this would cause major concern, also very young children
accompanied with them would make visiting much more
difficult.

Moving of the bus stop to a busy junction would put our
children and elderly extremely at risk, I have major concerns
of an accident occurring.

I have major concerns of the proposed planning / layout
as this is a accident waiting to happen and therefore
object to this being adhered to.

Yours Sincerely
Mrs Mrs Seaden

104 East Road

Mr & Mrs Davis
104A East Road
West Mersea
Essex CO5 8SA

28th January 2022

Re: Development of 102 East Road

To whom it may concern

Please accept this letter of our objection to the proposed development of 102 East Road and the subsequent appeal to the refusal set out by Colchester Borough Council.

The applicant has submitted further documents to appeal the refusal, which directly affects our home.

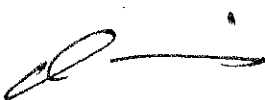
The applicant has no claim to the forecourt of 104 or 104A East Road and therefore has no authority to direct where our cars are parked. None of the vehicles parked in front of our home have any impact on our neighbours, public or the traffic using the road.

However, the proposals set out in the documents submitted on 26th January will have a severe impact on the homes and lives of us and our neighbours on East Road. The "calming zones" suggested will have a severe impact on the public transport on an already narrow road. There is one proposed to be put directly opposite the access road used by ourselves and 104 East Road, thus preventing us being able to drive our cars out safely.

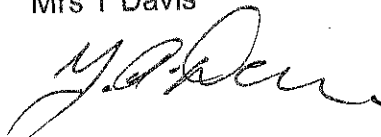
Furthermore, the proposed calming zones will increase the delay of traffic in the summer using the holiday parks. The entrance to Waldegraves holiday park is on a bend in a 40 mph zones, entering 30mph further towards the Fox pub. If this was to cause a queue of waiting traffic, this could be dangerous to other vehicles joining the queue who would not be aware of a problem until they entered East Road.

Yours sincerely

Mr R Davis



Mrs T Davis



Mr & Mrs Horton
127 East Road
West Mersea
Essex
CO5 8SA

29/01/2022

To Whom it may concern.

Re: Planning Permission 102 East Road, West Mersea

We are writing with regards to the above planning permission, I have lived in this house for over 35 years during this time East Road has become more congested especially but not limited to seasonal periods.

Our objections relate to the following reasons:

The proposed calmers which would be directly opposite my house will limit access to my driveway and my entry and exiting of my driveway would be severely restricted.

If the emergency services were ever needed at my property this would lead to major problems as the road is simply not wide enough to accommodate the emergency services, the calmer opposite my property and the continued flow of traffic.

Moving the bus stop so close to a busy junction would put bus users including school children and the elderly at risk. I am also concerned this could cause a road traffic accident.

I have family who do not live on the Island, some who live over an hour away and some with small children yellow lines would make their visiting more difficult. The road is used regularly for parking by our visitors and neighbours and by putting yellow lines in you would be preventing people from parking outside their own homes.

During seasonal periods the Island becomes even busier than it is at other times this causes low water pressure and local shops often run out of basic staples including bread and milk. The additional proposed houses would put extra pressure on our local shops, amenities and businesses including medical provisions on the Island.

I am very concerned about the proposed planning relating to 102 East Road as I believe it is an accident waiting to happen due to the narrowness of East Road and extra pressure traffic from the development and calming zones will cause.

Yours Sincerely

Mr and Mrs Horton
127 East Road
West Mersea
CO5 8SA

Mr & Mrs Wardley & Family
133 East Road
West Mersea
Essex
CO5 8SA

RE: Planning permission for 102 East Road, West Mersea, CO5 8SA.

Dear whomever it may concern,

We are writing to you with regards to the proposed planning permission for 102 East Road, West Mersea, CO5 8SA. We have lived in this house for the last 25 years; over this time East Road has become more congested with various amounts of traffic and footfall. We get a variety of vehicular traffic, from motorbikes to caravans and motorhomes etc., especially during the seasonal periods. As we know, Mersea Island has grown substantially, with a definite increase in holiday makers and tourers, increasing the amount of traffic on our already overcrowded island.

We are objecting due to the following reasons:

East Road is the main road that connects East Mersea to West Mersea and vice versa. We see a variety of vehicles from the motorbikes from the rallies held at East Mersea, to tractors, buses, motorhomes, touring caravans, horses, cyclists and emergency vehicles. This is the main road that the coast guard and fire service especially use to get access to the holiday parks and East Mersea, meaning the proposed plans would be a hindrance and time consuming to all of these users and our emergency services, which could also put lives at risk.

Mersea Island, as you must know is famous for their 'Round the Island' races, including running, cycling and triathlon races, which use East Road as their main routes, due to corrosion of the sea wall. Your proposed plans could put a stop to this and our community spirit.

Your proposed plans will have an extremely detrimental effect on our local oversubscribed primary school and not to mention that the secondary school buses (who also use East Road as their main pick up points) already have no space. In addition to this, our doctors surgery is already overstretched and struggling with the high demand of the ever growing community. Your proposed plans will be adding more workload to our local GP's, which could mean patients not being able to get appointments or receiving the care they require and therefore using the local hospital for minor complaints, which in turn adds more pressure to the already struggling NHS.

In addition this, our local amenities, i.e. our supermarkets, struggle during the seasonal periods due to already being small shops and due to the increased demand on the island from holiday makers and tourists. By adding more residents you will be adding to this pressure and it would be the elderly that suffer, as they will not be able to get their basic food necessities such as milk and bread due to this demand. It is not fair to make our community suffer. It is already very difficult to travel, due to the tide and our access being restricted without taking away seats on buses for the proposed increased population.

At present, East Road have some monitoring tubes, which are monitoring the traffic flow. However, this is not a true representation and we feel that they have been placed deliberately at this time to support your proposed plans. Holiday camps are shut for 2 months of the year and we currently do

not have tourists or holiday makers, making up what would be our normal vehicle flow. This is not a true representation and clearly has not been thought through. It would have been best to do this during the summer months, whilst we are at the height of our disruptive seasonal period.

Looking at the proposed plans for the road layout, you have used extremely outdated photos (approximately 12 years) of East Road. Your picture shows no cars parked on the road which is not a true representation. A true representation has been pictured on Colchester Borough Council's website for planning on the 16th December 2021, showing how cars are truly parked down this busy road; please bare in mind that this is out of season. You should also be looking at how our local holiday camps have also expanded, increasing the number of holiday makers and users of East Road.

How much of your plans have been fixed to fit your agenda?

We can tell this as most, if not all, houses have had significant renovations to their buildings and driveways. Your pictures and plans do not show or at least show that you have considered how difficult it is for cars and lorries to manoeuvre in and out of The Fox Inn Pub. Daily, we have lorries using parts of our drive to turn into The Fox Inn due to these difficulties. To turn left and right out of The Fox Inn, you are immediately met with blind spots, which on several occasions have caused accidents. We often see cars and lorries swing out of this pub to access the road using the opposite side of the road due to these blind spots and building structure of the pub.

Those who use the pub, not only park in the pub's car park, but they also use East Road to park. The same applies to those who are attending the regular events such as weddings, band nights, and live sport nights etc., that The Fox Inn hold. Alongside this, we have had a severe increase in drink drivers and accidents along this part of East Road, meaning your plans would be putting others at risk and making residents feel unsafe. Why would you want to do this?

The proposed movement of the bus stop will put school children and other members of the public (including the elderly) at risk due to being so close to a junction and from the increased traffic flow coming from already developing Brierley Paddocks housing estate.

Referring back to your inappropriate use of the the 12 year old photo of residents driveways, you must bare in mind that most of these driveways have been extended. Your proposed plans will affect the access in and out of these driveways due to your traffic islands and your increased vehicle flow due to these proposed houses. Most people nowadays have a minimum of 2 cars per household, which often sees residents of East Road using the road to park on due to the lack of space; some of the houses on East Road do not have the luxury of a bigger driveway and have to utilise the road. Your proposed plans would increase the amount of blind spots and obstacles on this road, causing a definite increased risk to road users and pedestrians.

Looking at your plan it has been proposed that double yellow lines are to be placed right up to our driveway. Have you thought about the disruption that this will cause to our household as everyone will park outside, obstructing access to our driveway, which is already an issue during peak times. As NHS and emergency service workers and being on call we need round the clock access to get on and off our driveway without issues in order to be able to get to work, otherwise we will not be able to provide care that you as a community depend on. Our neighbours and us often use the road to park on as we all need to commute for a jobs. You are increasing our chances of not being able to park outside of our own houses. These double yellow lines will further cause random vehicles to park anywhere they feel fit, causing severe obstruction and increasing the risk of accidents and again, making the road hard to access for our emergency services.

Appeal Reference: APP/A1530/W/21/3285769

& Family

102 East Road, West Mersea, CO5 8SA.

any concern,

With regards to the proposed planning permission for 102 East Road, West Mersea, we have lived in this house for the last 25 years; over this time East Road has been congested with various amounts of traffic and footfall. We get a variety of vehicular traffic including cars, motorhomes, caravans, and motorhomes etc., especially during the seasonal periods. As the island has grown substantially, with a definite increase in holiday makers and the amount of traffic on our already overcrowded island.

Objections are based on the following reasons:

East Road is the main road that connects East Mersea to West Mersea and vice versa. We see a variety of traffic including motorbikes from the rallies held at East Mersea, to tractors, buses, motorhomes, cars, cyclists and emergency vehicles. This is the main road that the coast guard regularly use to get access to the holiday parks and East Mersea, meaning the road will be a hindrance and time consuming to all of these users and our emergency services also put lives at risk.

West Mersea must know is famous for their 'Round the Island' races, including running, cycling and triathlons which use East Road as their main routes, due to corrosion of the sea wall. Your proposed plans put a stop to this and our community spirit.

The proposed plans will have an extremely detrimental effect on our local oversubscribed primary school. The fact that the secondary school buses (who also use East Road as their main pick up and drop off) have no space. In addition to this, our doctors surgery is already overstretched and under a demand of the ever growing community. Your proposed plans will be adding to the demand of local GP's, which could mean patients not being able to get appointments or being delayed and therefore using the local hospital for minor complaints, which in turn adds to the already struggling NHS.

Local amenities, i.e. our supermarkets, struggle during the seasonal periods due to the increased demand and due to the increased demand on the island from holiday makers and the elderly that are unable to get their basic food necessities such as milk and bread due to this.

Just to add to this, I have known the applicants for quite a few years now. Before they bought their existing house, they spoke with the farmer who owned the land behind them as they wanted to ensure that nobody would build on that land for as long as they lived there. Your proposed plans have proved to all of us residents on East Road that it is only for your financial gain, and has also proved that you have not been considerate of existing residents and have inflicted a negative response from all. If these plans do go ahead, you will cause a disruption to all residents through your building works and construction vehicle access. Have you actually considered that most residents are shift workers, elderly or families with young children and you will be disrupting their daily lives in more than one way?

We must add that we are severely concerned about the impact of more traffic along East Road and all of the risks to the community that stems from your proposed plans. We also wish to highlight the lack of police presence on the island, as well as low water pressure issues. You must already know that Mersea Island is part of the coastal protection belt and your proposed plans are outside of the settlement boundary for West Mersea.

We are not ones for voicing our opinions out loud, however we feel that your ridiculous proposed plans should be addressed and I hope that you will see sense through our points and objections made.

Yours sincerely,

Mr & Mrs Wardley & Family

Long term residents of:

133 East Road

West Mersea

Essex

CO5 8SA

L Broadway and V Taylor
135 East Road
West Mersea
Colchester
Essex
Co58sa
07540868282

RE Application Number 201467/ 102 East Road

Dear Sir/Madam

i am writing in objection to the above planning application.

Having previously objected to this when planning permission was first sought and subsequently denied and many of my previous concerns still stand.

i was made aware of the proposed street layout by one of neighbours yesterday so have been online to look at the plans for myself and can see many flaws in the proposed design.

i also observed traffic monitoring devices had been installed in two locations either side of the proposed development entrance these have been installed in January when the campsites are mainly closed or running at very low capacity so not a true reflection of traffic using the roads which during the summer months can be over 4 times the amount.

East road is the main thoroughfare for the campsites to enter the village and seafront that combined with the events held at the youth camp such as the scooter rally and the motor cycle clubs that meet there every year means there is a major increase in traffic which can already cause a bottle neck as they pass the fox pub where the road narrows.

The road is used by horse's, cyclist's, buses, lorry's, agricultural vehicles as well as cars and motorcycles and i don't think this has been thought of during the planning of the proposed road layout.

The fox public house and restaurant is a very popular venue with holiday makers and locals alike and during the summer months can be very busy, due to the location of the main building being on the edge of the road it proves quite difficult for delivery lorries to access the car park when busy and as there is no room for them to turn on the premises they have no option but to reverse into the car park and due to the road being narrow this still proves to be quite difficult the introduction of the proposed road plan i feel would cause chaos if a lorry is trying to access the pub also if vehicles coming west bound are cueing at the give way point outside 104a vehicles east bound will not be able to turn into the pub on top of this i feel no consideration has been made with regards to residents access and egress which at present can be tricky due to the volume of traffic.

Another point i have noted is the proposed relocation of the west bound bus stop which places it pretty much on top of the Cross lane and Dawes lane cross roads, this is a major junction which with the Brierly paddocks development is only going to get busier,
Cross lane is also the service road for the sewage treatment works and regularly has

d V Tavor

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traffic which will lead to a bottle neck as they pass the fox pub where the

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trucks and I don't think this has been thought of during the planning of
the layout.

The pub and restaurant is a very popular venue with holiday makers and
during the summer months can be very busy,
because of the main building being on the edge of the road it proves quite
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at the premises they have no option but to reverse into the car park
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of the proposed plan I feel would cause chaos if a lorry is trying to access the
premises coming west bound are queuing at the give way point outside
the pub and east bound will not be able to turn into the pub on top of this I feel

articulated and large rigid heavy goods vehicles accessing through it and one would
imagine with more properties going up will only get busier,
as the north bound carriageway of Dawes lane has vehicles parked on it this will
again cause a bottle neck on the junction which I feel is an accident waiting to
happen.

As many of the properties along the west bound side of the proposed development
have little or no frontal parking they at present park along East road,
with the introduction of the proposed road layout there is no consideration for
alternative parking for these residents and their visitors meaning they would have to
find alternative parking which would mean parking in cross lane which as previously
mentioned is the access road for the sewage treatment works.

I also noted from the plans that this road layout relies heavily on a piece of land
belonging to number 100 East road and also mentions the parking to the front of 104
and 104a.

I noted that in the statements it makes reference to planning permission granted for
104a in which it states parking will be to the rear of the properties in the 16 years I
have lived at this address they have always used the frontage for parking and up
until now there has been no problem also noted in the planning it mentions that this
should have been a fenced garden area and as such the 2.4m x 43m visibility splay
would still not be achievable.

In my opinion the proposed road layout has been prepared without a true
understanding of the volume of traffic and has purposely been done at a quiet time of
year in order to mislead the appeal and no consideration for existing residents needs
have been taken into account.

Although Anglia Water have said there is capacity for this development during the
summer months when the campsites are at capacity the water pressure drops to
such a point where having a shower is impossible as the water dribbles out and the
boiler refuses to start due to low pressure this is only going to get worse with the
"Brierly paddocks" development and the proposed Dawes lane development a
problem that has recently had to be addressed at the "Crest Nicholson" "Nine Acres"
development in Tiptree, also during the summer months the foul main in the road
smells awful and on more than one occasion I've had to unblock my drain (which
serves 135, 133, 131, 129) and my neighbours (which serves 137 and 139) on every
occasion they have been blocked at the lateral joint into the main foul run under the
road, I believe this is due to the main backing up.

In summary I believe the proposed road layout inadequately addresses the issues
raised in the many objections and is by no way in keeping with the area and more
suited to a rat run than a major road.

The developer seems to be using bully boy tactics to get this pushed through, I
believe Colchester Borough Council were right in their decision to refuse planning
permission a decision that should be upheld.

yours sincerely

L Broadway and V Taylor
135 East Road
West Mersea
Colchester
Essex
Co58sa
07540868282

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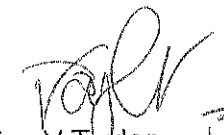
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Mr L Broadway

30/01/2022


Miss V Taylor

30/01/2022