

**MINUTES OF THE PROCEEDINGS AT THE MEETING OF
CANVEY ISLAND TOWN COUNCIL
HELD AT THE COUNCIL OFFICES, 13 HIGH STREET, CANVEY ISLAND ON
MONDAY 15TH AUGUST 2016 AT 7.30PM**

PRESENT:

Councillors: Cllr M. Tucker (Town Mayor), Cllr J Anderson (Deputy Town Mayor),
Cllr D. Anderson, Cllr D. Blackwell, Cllr J. Blissett, Cllr B. Campagna,
Cllr T. Belford and Cllr. A. Acott

Also present: Mrs E Hunt – Town Clerk
Mrs A Ruskin – Community Warden
4 Members of the public

CO/061/16 - APOLOGIES FOR ABSENCE

Cllr N Harvey and Cllr P Greig provided their apologies due to holiday commitments. Cllr P May provided his apologies due to another commitment.

CO/062/16 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

There were none.

CO/063/16 - PUBLIC FORUM - TO RECEIVE CONTRIBUTIONS FROM MEMBERS OF THE COMMUNITY OF CANVEY ISLAND ON ITEMS ON THE AGENDA FOR A PERIOD NOT EXCEEDING TEN MINUTES

Cllr M Tucker asked if any members wished to speak. Mr G Bracci asked if he could speak on item CO/065/16.

Mr Bracci commented that many councillors considered that the Castle Point Local Plan is doomed for failure. He added that the Government have said that in cases where no Local Plan had been produced by early 2017 they would intervene and arrange for the Plan to be written. He explained that if this were to happen, then the Inspector would revert back to the previous Draft Local Plan which proposed even more development on Canvey Island. Mr Bracci commented that the Canvey Neighbourhood Plan could be used as evidence of the issues facing the island as seen by Canvey people as opposed to those perceived by others in the Borough.

Mr Bracci added that he recognised that although having a Neighbourhood Plan would not reverse development approvals, it could challenge building and could help stipulate an appropriate annual rate for the delivery of housing, due to issues identified with the infrastructure on Canvey. He added that he believes that the rate of housing delivery is probably the most contentious issue.

Mr Bracci commented that English Heritage state that local heritage is valued by its community and should be protected at the most local level. He added that by including local heritage sites within a Neighbourhood Plan it could help to protect those areas which are valued locally and ensure that they remain in productive use where appropriate and that new development is properly integrated with what is already there.

Mr Bracci commented that policies to be included in the Neighbourhood Plan should be based on information about how an area has developed and evolved and should identify areas of conservation or local heritage assets.

He added that in having a Neighbourhood Plan there could be the potential to create a heritage area in Canvey Village, which could help protect the King Canute building, along with others in a similar way to Benfleet in the areas surrounding St Marys Church and the Hoy and Helmet Public House.

Mr Bracci explained that there are proposals for the Dutch Village and that the Canvey Neighbourhood Plan could endorse the green belt policy included in the current version of the Borough Councils Local Plan.

He finished by saying that a Neighbourhood Plan, even in its early stages, may be the only means that Canvey residents have to shape the islands future.

CO/064/16 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COUNCIL MEETING HELD ON THE 11th July 2016

The minutes of the Council meeting held on the 11th July 2016 were **CONFIRMED** and signed as a true record.

CO/065/16 – TO CONSIDER AND AGREE PREPARING A NEIGHBOURHOOD PLAN OR NEIGHBOURHOOD DEVELOPMENT ORDER

Cllr M. Tucker advised members that he would read through the report, inviting members to ask questions at each stage.

Cllr T. Belford enquired whether any members of the Neighbourhood Plan Working Group set up to investigate the merits of having a plan were present to give a report of their findings.

Cllr M. Tucker advised that the findings were detailed in the report provided. Cllr M Tucker proceeded to read the report to members.

Cllr M. Tucker asked the Town Clerk to provide information on the investigations carried out on the appointment of Neighbourhood Plan Co-ordinators. The Town Clerk advised members that she had carried out investigations into other Parish and Town Council's who had resolved to progress a Neighbourhood Plan and found that many had appointed Planning Co-ordinators to write the policies. She explained that an average hourly rate of £12.00 per hour was advertised for appointments and that she had been advised by one Parish Council that during the busier periods of policy writing, the appointment had been on a full time basis.

Cllr M Tucker proceeded to continue to read the report to members.

Cllr M. Tucker invited questions.

Cllr T Belford commented that he had failed to understand that anything that was detailed in the existing Local Plan or proposed Plan must remain and cannot be conflicted. Cllr T Belford added that he had thought that by completing a Neighbourhood Plan it would enable the Town Council to make representation to the Borough Council to say that it thought that it had not designated development properly and could suggest where development should be. He added that having reviewed the paperwork he did not believe that completing a Neighbourhood Plan would achieve what he thought it could have. Cllr T. Belford apologised to Mr Bracci as he had brought it to the Council to consider, explaining that he had misunderstood what a Neighbourhood Plan could achieve.

Cllr D Blackwell commented that everyone he had spoken with believed that by progressing a Neighbourhood Plan it would stop development. He explained that Government statistics show that Parish and Town Councils that have progressed Neighbourhood Plans have, on average, increased development by 10% in their area which is not what the residents of Canvey Island want. Cllr Blackwell commented that he had spoken with Steve Rogers the Head of Regeneration and Neighbourhoods at Castle Point Borough Council and he had said

that all development sites already in the Draft 2016 Local Plan for Canvey Island would have to be carried forward into the Neighbourhood Plan.

Cllr D. Blackwell commented that in his opinion the Government inspector will review the Draft 2016 Local Plan and it will be rejected. He explained that they will then give the Borough Council six months to submit a new Plan. He commented that in his opinion, there will be a public enquiry and when the Inspector launches this it will be a great opportunity for the residents of Canvey Island to give evidence of the constraints faced on Canvey Island including COMAH sites, flooding and the fact that it has traffic problems. He added that he thinks there is a very strong case to challenge the delivery of development on Canvey Island even though it has been designated in the Draft 2016 Local Plan.

Cllr D. Blackwell advised that he had looked at Government Guidelines which state that you should not build on flood risk 3 areas until all other options had been exhausted.

Cllr D. Blackwell added that most other Parish Councils that have introduced Neighbourhood Plans are rural and have plenty of land surrounding them where they can take more housing, however, Canvey Island is an urban council with lots of constraints. Cllr D Blackwell commented that he agreed with Cllr T. Belford recommended that the Town Council should not proceed to progress a Neighbourhood Plan.

Cllr M. Tucker commented that he understood the concerns regarding the Dutch Village site, however, advised that new planning laws state that any development proposed to be built on a flood plain would be sent Government Ministers for consideration and also stated that any development already designated in the Local Plan must be considered as having outline planning permission.

Cllr J Blissett commented that she understood that the Dutch Village site had been removed from the Draft 2016 Local Plan. Cllr M. Tucker commented that the site had been taken out to balance development across the Borough.

Cllr D. Blackwell commented that when the Draft 2016 Local Plan is rejected and unless the Borough Council can come up with a feasible plan, the Government will step in and deliver a Plan and there will be no control over the designation.

Cllr J. Blissett enquired about whether development on a flood plain is preferred over development on greenbelt sites in Benfleet.

Cllr D. Blackwell advised that all government guidance says that building on a flood risk areas should be the last possible option.

Cllr B. Campagna recommended that the Town Council should formulate a representation to present to the Inspector at the time of the public enquiry.

Cllr D. Blackwell explained that the Government Inspector will work with officers initially to discuss the Local Plan and will then look at all the evidence of the constraints that are in place on Canvey Island.

Cllr D. Blackwell advised that any person that wishes to have a say at the public enquiry must lodge their objection to that Draft 2016 Local Plan to enable them to speak at that enquiry.

Cllr M. Tucker advised members of the Clerks **RECOMMENDATION.**

Cllr T. Belford commented that this recommendation should only be considered if the Council agree to take this forward.

Cllr J. Anderson commented that the information detailed in the report provided is sufficient to make an informed decision and that there should be no need for further investigation in this matter with the RCCE and DCLG.

Cllr M. Tucker asked members for their **RECOMMENDATION**.

Cllr D Blackwell **RECOMMENDED** that following investigation into the merits of progressing Neighbourhood Plan that the Town Council go no further with the Neighbourhood Plan.

Cllr B Campagna seconded this **RECOMMENDATION**. Cllr M. Tucker asked members to vote on this **RECOMMENDATION** with a show of hands.

Members voted and unanimously **RESOLVED** not to proceed to progress with a Neighbourhood Plan.

CO/066/16 – TO CONFIRM ACCOUNTS FOR PAYMENT AS PREVIOUSLY AGREED

Accounts were **APPROVED** and cheques for No1 account 202647 to 202664, inclusive and detailed below, were signed.

Date Paid	Payee Name	Reference	Amount Paid	Authorized Ref	Transaction Detail
15/08/2016	EON	202647	166.55		Electric Bill May/Aug
15/08/2016	RBS software solutions	202648	288.00		Omega Software - Annual Fee
15/08/2016	Bubblegum Promotions	202649	90.00		5 Navy Blouses
15/08/2016	Zurich Municipal	202650	1,452.35		Public/Employers Insurance
15/08/2016	Office Needs	202651	45.47		Stationery
15/08/2016	Aspect Maintenance Ltd	202652	4,623.00		Maintenance - Jul
15/08/2016	DOTS	202653	192.79		Copier Charges
15/08/2016	D Trower	202654	20.00		Window Cleaner
15/08/2016	EALC	202655	288.50		Courses/Stationery
15/08/2016	Primrose Cleaning Contractors	202656	74.00		Office Cleaning 4th/18th Jul
15/08/2016	Design4Print	202657	2,398.80		No Fishing Signs x 15
15/08/2016	J & M Payroll Services Limited	202658	36.00		July Admin
15/08/2016	G & K Groundworks Ltd	202659	110.00		Unit Rental - Aug
15/08/2016	A Ruskin	202660	145.94		Mileage Claim Jun/Jul
15/08/2016	Jamie-Leigh Harrington	202661	70.00		Photography
15/08/2016	Georges Minibuses	202662	60.00		Coach Hire
15/08/2016	MS Club	202663	520.98		Charity Donation
15/08/2016	Sign-It	202664	59.40		Memorial Plaque - R Love
Total Payments			10,641.78		

The meeting closed at 8.30 pm

TOWN MAYOR
17th October 2016