

**MINUTES OF THE PROCEEDINGS AT THE MEETING OF THE
PLANNING COMMITTEE OF THE CANVEY ISLAND TOWN COUNCIL
HELD IN THE COUNCIL OFFICE, 13 HIGH STREET, CANVEY ISLAND ON
MONDAY 6TH JULY 2015 AT 7.00 PM**

PRESENT: Cllr P. Greig (Chairman), Cllr J. Blissett, Cllr D. Anderson, Cllr B. Campagna
and Cllr C. Letchford

Non Committee Members: Cllr T Belford

Also present: Mrs E. Hunt – Deputy Clerk
3 members of the public

PL/012/15 - APOLOGIES FOR ABSENCE

Cllr M Tucker (Vice Chairman) was not present, reason unknown.

PL/013/15 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

There were none.

**PL/014/15 - 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**

Resident no.1 of Corona Road advised that he had received a letter from the Borough Council asking for comments on the application as a neighbouring resident. He explained that he had a number of objections about the development including overdevelopment of the plot, fears for wildlife inhabiting the plot and also of increased traffic in a road already used as a through road.

He advised that the road itself is very narrow and that refuse and other large vehicles already have trouble trying to navigate it due to the number of vehicles parked in the street. He said that the current parking issue makes this already narrow road even narrower for passing vehicles. He is concerned that by increasing the number of houses it will increase the number of cars causing further congestion in the road.

He added that the development proposed for the semi-detached houses are not as in the old sense joined by a shared internal wall but instead are linked by their garages so are like four detached houses. He added that even though the plot that the old bungalow is on is a large plot, he feels that that it is not big enough to accommodate four houses so will be very overcrowded.

He explained that the height of the proposed houses will cause loss of privacy to all the neighbouring properties because they will overlook their rear gardens and had been told by other residents that there is a badger set on this plot, an active fox den and also roosting bats which would also need to be considered.

Resident no. 2 also of Corona Road confirmed that he had also seen bats and foxes on the site and said a study of the wildlife on the site should be carried out. He was also concerned that the room sizes on the plans looked very small.

**PL/015/15 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE
MEETING HELD ON 22ND JUNE 2015**

The minutes of the committee meeting held on the 22nd June 2015 were **CONFIRMED** and signed as a true record.

PL/016/15 – TO CONSIDER AND COMMENT ON PLANNING APPLICATION:

- **15/0400/FUL – 21 BRANDENBURG ROAD, CANVEY ISLAND, ESSEX, SS88HA – DEMOLISH EXISTING BUNGALOW AND CONSTRUCTION OF 4No. SEMI –DETACHED HOUSES.**

Members discussed the application submitted and **RESOLVED** to object to this application for the following reasons.

- Over development due to replacement of the existing dwelling with multiple dwellings.
- Concerns regarding the existing drainage problems in this road.
- Over dominance to the residential properties to the rear of the development.
- The adverse impact on the existing residential area due to insufficient parking provision.
- Possible badger set and roosting bats on site, therefore, a biodiversity study is recommended.
- Established trees on site, a tree survey is recommended.

The meeting closed at 7.25pm.

CHAIRMAN

27th July 2015