

**MINUTES OF THE PROCEEDINGS AT THE MEETING OF THE
PLANNING COMMITTEE OF THE CANVEY ISLAND TOWN COUNCIL
HELD IN HALL 3, THE PADDOCKS, LONG ROAD, CANVEY ISLAND ON
MONDAY 18TH MAY 2015 AT 7.00 PM**

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

Non Committee Members: Cllr J. Anderson

Also present: Mrs E. De Can – Town Clerk
10 members of the public

PL/001/15 - APOLOGIES FOR ABSENCE

All members were present.

PL/002/15 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

No declarations of interest were received.

PL/003/15 – TO APPOINT A VICE CHAIRMAN TO THE COMMITTEE FOR 2015/16

Cllr Greig nominated Cllr Tucker as Vice-Chairman and the nomination was seconded by Cllr Campagna. There were no other nominations therefore Cllr Tucker was elected as Vice-Chairman of the Committee for 2015/16.

**PL/004/15 - 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**

Mr Acott advised that as a representative of the CI Wildlife Group he has been asked to raise concerns in relation to application 15/0293/RES as although the proposed development is next to the RSPB SSSI Canvey Wick reserve there does not appear to be a biodiversity report completed. He advised that the current fencing surrounding the site would not prevent wildlife entering the development which could be detrimental and confirmed that the group support the objection made by the Badger Society.

Mr Sawkins raised a concern with regards to 15/0293/RES that the original outline planning permission expired after 10 years and was granted in 2005. Cllr Tucker advised that he believed the original permission was granted to EEDA. Mr Sawkins stated that the original planning application did not appear to make it clear that outline planning permission was granted. He also raised a concern that the flood risk assessment for 15/0293/RES was not comprehensive enough and the evidence base is flawed.

Mr Barrett raised a concern in relation to all three applications on the agenda as the urban drainage survey has still not been completed. He advised that he felt both 15/0264/FUL and 15/0250/FUL were an overdevelopment of both sites as the proposals are replacing single dwelling properties. He also expressed his concern that the infrastructure in Meppel Avenue could not sustain further parking of additional cars which will be a bi-product of application 15/0250/FUL.

**PL/005/15 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE
MEETINGS HELD ON 13TH APRIL 2015**

The minutes of the committee meetings held on the 13th April 2015 were **CONFIRMED** and signed as a true record.

Cllr Greig advised members that a senior councillor has predetermined application 15/0293/RES by his comments made in the Echo Newspaper and asked members to disregard his comments.

PL/006/15 – TO CONSIDER AND COMMENT ON PLANNING APPLICATION:

- **15/0293/RES – LAND OPPOSITE MORRISONS, NORTHWICK ROAD, CANVEY ISLAND – USE OF LAND FOR CLASS B1, B2 AND B8 PURPOSES, HOTEL AND MOTOR DEALERSHIP WITH ACCESS ROAD, CAR PARKING, SERVICING AREAS AND LANDSCAPING (SUBMISSION OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION CPT/678/97/OUT/REN GRANTED 20TH APRIL 2005)**

Members discussed the application and raised various concerns regarding the proposed development, the lack of information provided for consultation since 2005 and the expiration date of the original planning application. Cllr J Anderson confirmed that this development has been discussed in the West Canvey Regeneration meetings held at the Borough Council. Members unanimously **RESOLVED** to object to this application for the following reasons:

- The effect on the infrastructure at the west of the island due to the increased number of vehicle movement proposed within the development
 - Overdevelopment of the site
 - An up to date surface water management plan is required as the application only refers to tidal flooding
 - The Integrated Urban Drainage Study is still not complete and findings reported.
 - Further attention is required to the consideration of adequate fencing to the whole site due to the level of crime on the island
 - The reports provided are now out of date and due to the changes and issues encountered on the island since 2005 it is recommended that the whole report is reviewed
 - The lack of information provided in relation to disabled access and employment
 - The impact to the adjacent SSSI site and the requirement for an up to date and adequate biodiversity report
 - Parts of the application have limited readability due to the size of the fonts which are not adequate and not in line with government policy
- **15/0264//FUL – 14 PAARL ROAD, CANVEY ISLAND, CANVEY ISLAND, ESSEX, SS8 9BT – DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF FOUR DETACHED HOUSES**
Members discussed the application submitted and unanimously **RESOLVED** to object to the application for the following reasons:

- Over dominance to the residential properties at the rear of the proposed development
- The Integrated Urban Drainage Study is still not complete and findings reported
- Overdevelopment of a single residency to four homes
- The impact to the current infrastructure
- The committee have reservations that the proposed SUDS are not suitable for the clay land on Canvey Island

- **15/0250/FUL – SITE ADJACENT TO PAULS COURT, MEPPEL AVENUE, CANVEY ISLAND, ESSEX – DEMOLITION OF DETACHED HOUSE AND CONSTRUCTION OF THREE STOREY BLOCK OF 6 SELF-CONTAINED FLATS WITH PARKING**

Members discussed the application submitted and **RESOLVED** 3 votes to 2 that there was no objection to this application, however, the committee wished to make the following recommendations:

- The parking provision of 1 per flat is not adequate and should be increased
- The inadequate parking provision would have an adverse impact on the existing residential area due to the overspill of cars which will be generated by visitors and a parking area should be provided
- The proposal of a soak away and discharge pipe to retain water is not an adequate solution and should be reviewed

The meeting closed at 8.00 pm.

CHAIRMAN

22nd June 2015