

**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 25TH APRIL 2016 AT 6.30 PM**

PRESENT: Cllr P. Greig (Chairman), Cllr M Tucker, Cllr B. Campagna, Cllr D Anderson and Cllr J Blissett arrived at 6.40pm

NON COMMITTEE MEMBERS: Cllr J Anderson and Cllr P May arrived at 6.35pm

Also present: Mrs E. Hunt – Deputy Clerk
Mrs L Windley – Community and Events Officer
Mrs A Ruskin – Community Warden
5 members of the public

PL/089/15 - APOLOGIES FOR ABSENCE

Cllr T Belford provided his apologies.

PL/090/15 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

There were none.

PL/091/15 - 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.

Cllr B Palmer requested to speak on item PL/093/15 application number 15/1043/15. He commented that the original application had been to construct 2 no. chalet style houses and associated parking and that the neighbouring residents had been happy with this size of development. The developer has now amended the application to construct 3 no. terraced chalet style houses with associated parking on the same footprint and residents have expressed concerns of the site being overdeveloped.

PL/092/15 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON 21ST MARCH 2016.

The minutes of the committee meeting held on the 21st March 2016 were **CONFIRMED** and signed as a true record.

PL/093/15 – TO CONSIDER AND COMMENT ON PLANNING APPLICATION:

• **15/1043/FUL – 23 MAY AVENUE, CANVEY ISLAND, SS8 7EE – CONSTRUCT 3 NO CHALET STYLE HOUSES AND ASSOCIATED PARKING**

Members discussed the application and raised concerns over the site being over developed. The original application had been for 2 no. chalet style houses with associated parking and the developer has amended the application to construct 3 no. chalet style houses on the same plot. Members **AGREED** that the original application would have been more acceptable for the size of the plot. Concerns were raised about the width of the road and possible congestion caused by increased number of vehicles parking in this road and drainage problems experienced in neighbouring streets. Members raised concerns about proposed Wheelie Bin refuse collections and commented that Castle Point Borough Council did not currently have the vehicles to support this type of collection.

Members discussed the application submitted and unanimously **RESOLVED** to object to the proposed development for the following reasons:

- Overdevelopment of the site.
- Over dominance to the adjacent properties and will therefore be detrimental to the surrounding residential properties.
- Intensification for replacement of existing with multiple dwellings in an area at high risk of flooding.

- Development is out of character with the current street scene.
- Additional development is a strain on current infrastructure.
- Lack of amenity space.
- Existing insufficient drainage in neighbouring streets.

The meeting closed at 6.40PM.

CHAIRMAN
9th May 2016