

**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 27TH JULY 2015 AT 7.00 PM**

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

Non Committee Members: Cllr J. Anderson, Cllr T. Belford and Cllr P. May

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

PL/017/15 - APOLOGIES FOR ABSENCE

Cllr J. Blissett provided her apologies due to another commitment.

PL/018/15 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

There were none.

PL/019/15 - 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 Sawkins advised that policy T1 of the 1998 Adopted Plan states that the Council will urge the Highways Authority to undertake improvements to the highway network, however, this appears to have been removed from subsequent documents written by CPBC and a statement made that this policy leaves CPBC in a subservient position. Mr Sawkins fears that the removal of this policy leaves the island in a vulnerable position to large developments. Mr Sawkins also claims that this statement does not appear to be consistent with the National Planning Policy Framework point 32 as there is a clear need for major infrastructure improvements and there will be a significant impact by this development to the surrounding infrastructure inclusive of other recent similar proposals which will also increase the movement of traffic around the existing COMAH sites.

Mr Bracci raised a concern that this development is contrary to policy ED2 of the 1998 Adopted Plan which refers to long term employment as the Transport Employment Assessment suggests that 40% of the employment will be generated from outside of Canvey Island. This will also have a detrimental impact to the traffic coming off the island along Somnes Avenue as the right of way is given to the additional traffic coming onto the island. Mr Bracci also raised a concern that the application does not provide evidence that the use of SUDS will prevent the risk of flooding.

PL/020/15 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON 6TH JULY 2015

The minutes of the committee meeting held on the 6th July 2015 were **CONFIRMED** and signed as a true record.

PL/021/15 – TO CONSIDER AND COMMENT ON PLANNING APPLICATION:

- **14/0707/OUT – LAND SOUTH OF ROSCOMMON WAY CANVEY ISLAND – OUTLINE – DEMOLITION OF DISUSED PUMPING STATION AND ASSOCIATED SITE CLEARANCE AND CONSTRUCTION OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT (USE CLASSES A3, B1(B), B1(C), B2, B8 AND SUI GENERIS WORKSHOP AND SHOWROOM) WITH ASSOCIATED LAND-RAISING, VEHICLE ACCESS TO ROSCOMMON WAY, INTERNAL ROAD ACCESS AND PEDESTRIAN LINKAGES, PARKING, SERVICE AREAS, UTILITIES AND INFRASTRUCTURE AND OPEN GREEN SPACE.**

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

- Major infrastructure improvements are required due to the significant impact of this development to the surrounding infrastructure.
- This is not an isolated development proposal for this area and would overburden the highway network and would be contrary to Planning Policy T4 of the adopted Local Plan. .
- Flood Risk Assessments do not provide the evidence that the risk of flooding to the surrounding areas have been considered or sufficient preventative measures are in place.
- The New Local Plan has yet to go out for consultation and should be considered before large developments are approved due to the impact to the surrounding areas and existing infrastructure.
- There will be a detrimental impact to the traffic coming off the island along Somnes Avenue as the right of way is given to the additional traffic coming onto the island.
- There is no sufficient evidence as to how foul water will be dispersed adequately.
- There will be increased movement of traffic around the existing COMAH sites.
- There are no cycle lanes to support the suggestion of other forms of transport and cycle provision and therefore the current infrastructure of the island is insufficient and would be contrary to Planning Policy T4 of the adopted Local Plan.
- The Council strongly request a traffic impact study to ascertain the effect on the islands infrastructure as the intensification of traffic to the highway network is contrary to Planning Policy T2 of the adopted Local Plan.
- Infrastructure requirements cannot be met and would be contrary to Planning Policy CF1 of the adopted Local Plan.
- Policy CF13 should be considered due to the large scale development and the impact to the surrounding area.

The meeting closed at 7.45 pm.

CHAIRMAN

10th August 2015