

**MINUTES OF THE PROCEEDINGS AT THE MEETING OF THE
PLANNING COMMITTEE OF THE CANVEY ISLAND TOWN COUNCIL
HELD AT THE PADDOCKS, LONG ROAD, CANVEY ISLAND ON
MONDAY 13TH JUNE 2011 AT 7.00PM**

PRESENT:

Councillors: P. Greig (Chairman) D. Anderson J. Anderson

Non committee members: P. May P. Mason L. Swann

Also present: Mrs E. De Can – Town Clerk
Mrs E. Hunt – Assistant to the Clerk
Cllr L. Barrett – Borough Councillor, East Ward
6 members of the public

PL/001/11 APOLOGIES FOR ABSENCE

Cllr Howard was unable to attend due to another meeting commitment

PL/002/11 DECLARATIONS OF INTEREST

Cllr J. Anderson declared an interest as he is on the Development Control Committee for CPBC

PL/003/11 PUBLIC FORUM

Mr Edward Rubig, Point Road – commented that this was an excessive development and there are too many houses proposed for this area, the drainage in the area is not adequate and queried whether the primary schools could cope with the number of possible additional children.

It was noted that there is a S106 agreement of £78,000 to go towards a day centre. A question was raised that any S106 money should go towards the infrastructure of the area.

Cllr L Barrett – advised that the Government no longer had a minimum or maximum limit for the density of occupation. Cllr Barrett questioned what had changed since the last planning application refusal and what changes had been made regarding the flood risk objections to allow this to go through. The flood risk plan report which was drafted in April 2011 is inconsistent as it still states that the dwellings will include 3 story buildings. The traffic modelling report states that there will be an increase in number of 26 vehicles at peak times; however, with 100 dwellings and 126 parking spaces this figure is unreasonable. Cllr Barrett advised that he is not against the development but there are far too many dwellings proposed. There is also an assumption in the report that the Core Strategy has been finalised but this is untrue.

Mr John Farrow – advised that the number of houses proposed is a guideline and not a legal requirement. The proposed area is the same size as Silverpoint Road which has 28 houses and 1 nursing home. He also commented that the roundabout was not adequate and the area already suffers from flooding.

Olive, Silverpoint Parade – raised concerns about the affordable housing and renting of properties.

**PL/004/11 TO CONSIDER AND COMMENT ON PLANNING APPLICATION
CPT/214/11/OUT – 101 POINT ROAD – DEMOLISH ALL BUILDINGS AND CONSTRUCT
20 HOUSES AND 80 FLATS WITH ESTATE ROAD AND PARKING.**

Members considered the above planning application and **RESOLVED** that the Clerk respond to CPBC with the comments agreed in March 2010 as the application has not changed apart from reducing the properties from 22 houses to 20 and 84 flats to 80:

RESOLVED that the Town Council objects to this application for the following reasons:

- Overdevelopment and contrary to policy H2 for this site
- Lack of amenity space
- Insufficient infrastructure in place in relation to road layout and traffic congestion that would result
- Not in keeping with the street scene
- There is no indication on how this will affect the local primary schools

It was also agreed that the Town Clerk seek answers to the following questions:

- What are the staff quarters and triage area for?
- Can S106 money be spent on the infrastructure?

The meeting closed at 7.40pm.

CHAIRMAN