

**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
WEDNESDAY 25TH MAY 2016 AT 7.00 PM**

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

NON COMMITTEE MEMBERS:

Also present: Mrs E. Hunt – Town Clerk
Mrs A Ruskin – Community Warden
21 members of the public

PL/099/15 - APOLOGIES FOR ABSENCE

Cllr T Belford provided his apologies.

PL/100/15 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Cllr B Campagna and Cllr J Blissett declared non pecuniary interests in item PL/103/15 application number 16/0234/FUL.

PL/101/15 - 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 P. Greig asked if any of the members of the public wished to speak on any of the applications on the agenda. Eight members of the public identified themselves as wanting to speak on items. Cllr P Greig advised that due to the number of people who wished to speak that he would be limiting representations to 3 minutes per person. Following this request from Cllr P. Greig, three member of the public chose to leave the meeting. Cllr P. Greig asked the members of the public on which item they wished to speak. Three members of the public requested to speak on application 16/0336/FUL and three members of the public requested to speak on application 16/0308/FUL.

Cllr P Greig recommended that representations be made on application 16/0336/FUL and then requested that item PL102/15 be skipped to consider and make comment on item PL103/15 application 16/0336/FUL followed by representations on 16/0308/FUL and then to skip to consider and make comment on this item and then to return back to the normal running order of the agenda following this. Members **AGREED** to this recommendation.

Application 16/0336/FUL -

Resident 1 requested confirmation on who owned the land? Castle Point Borough Council Councillor Alan Taylor advised that this was Lord Ray Woodbury. The member of the public also requested confirmation on who authorised the sale of the land and who authorised the lifting of this as a public open space? Cllr B Campagna advised that the land was purchased in 1996.

Resident 2 requested notification of sale information as the residents want to see a visible audit trail. He added that he had access rights on Vaughn Road into his property and wants to know how this will be affected.

Cllr B Campagna commented that the application includes the relocation of the existing public footpath.

Resident 3 advised that he had researched the land on the land registry which gives the land value. He commented that the new development would be imposing, there would be a loss of light and privacy to the neighbouring properties. There are issues with parking and concerns over Vaughn Road being a Public Right of Way.

Cllr M. Tucker advised residents that the Town Council were only a consultee on these applications and that the Planning Authority Castle Point Borough Council would be making the decision on this application.

He informed residents that if the application goes before the Development Control Committee at the Borough Council that the residents should make representation at this public meeting where the application is being considered.

Members skipped to item PL/103/FUL application 16/0336/FUL to consider and comment on the application.

Cllr P Greig invited members of the public to speak on item PL/103/FUL application 16/0308/FUL.

Resident 1 commented that they objected to the application as it sits on higher ground to the surrounding properties and will overlook neighbouring residents. She commented that this was particularly noticeable from Florence Road. She added that the proposed garage block for the property was right up to her boundary fence line causing an infringement and would be better situated at the side of the property. Concerns were raised over the loss of light that this development would cause for surrounding properties which had been enjoyed for an uninterrupted period of about 20 years. She also commented that the imposing development would also result in a loss of privacy. She added that it was known that there is a badger set on site which had been reported to both Natural England who have advised that they will need to monitor this and also the RSPCA who advised that if development commenced on site disturbing this set, that it could be halted.

Resident 2 who resides in Florence Road raised concerns over his loss of privacy through his bedroom, bathroom and kitchen windows and also in his garden which is quite narrow. He explained that a four storey development was imposing and a bungalow would be more considerate and in keeping with the neighbouring properties.

Cllr P Greig commented that construction of bungalows on Canvey Island was no longer permitted and that chalet bungalows were now being constructed to allow refuge in the event of an emergency.

Cllr B Campagna commented that pre planning advice is available to developers to ensure that any proposed development is in keeping with the existing street scene and that there is no loss of privacy for neighbouring residents.

Resident 2 advised that there are known drainage issues in this road which had flooded in the last flooding occurrence on Canvey Island. He added that the development was over dominant.

Cllr M Tucker enquired about the existing street scene, asking what style of property surrounded the development. The resident explained that they were mainly bungalows in this street with a few houses. Cllr M. Tucker commented that a four storey development would be out of keeping with the existing street scene and that the development was over dominant adding there would be a lack of privacy for neighbouring residents and there are known drainage issues resulting in flooding.

Cllr J Blissett commented that she had lived in Florence Road in the 1960's and that the road had historically flooded due to drainage issues.

Cllr B Campagana raised concerns about parking and commented that the development should be sympathetic to existing residents.

Resident 3 reiterated that the development was over dominant and would result in a loss of privacy. She added that the development should be more in keeping with the existing street scene and raised concerns over the depth of foundations that would be required for the size of the development. She also raised concerns over development vibrations causing cracks in the surrounding properties and excavations causing possible subsidence.

Cllr B Campagna commented that this should not cause a problem as raft foundations are used.

Resident 3 added that the proposed garage block should not be built up to the boundary line.

Cllr P Greig enquired whether the resident had seen badger activity in their properties. Resident 2 confirmed recent sightings in his garden. Cllr M Tucker commented that Frank Last is a consultee specialising in badgers and recommended that the residents make contact with him on this matter.

Members skipped to item PL/103/FUL application 16/0308/FUL to consider and comment on the application.

PL/102/15 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON 9TH MAY 2016.

The Town Clerk advised members that she had received correspondence from Cllr A Acott present at the meeting on the 9th May advising that an amendment should be made to item PL/097/15 application 15/0106/FUL where it states that Cllr A Acott commented that each jetty is 337 metres long, Cllr A Acott advised that this should read Cllr A Acott commented that each jetty can accept vessels up to 337 metres long. The Town Clerk asked members present if they were happy for the amendment to be made and countersigned by the Chairman before the minutes were signed off as a true record. Members **AGREED** for the Town Clerk to make the amendment and for the Chairman to countersign the amendment made.

The minutes of the committee meeting held on the 9th May 2016 were **CONFIRMED** and signed as a true record.

PL/103/15 – TO CONSIDER AND COMMENT ON PLANNING APPLICATION:

- **15/0106/FUL – OIKOS STORAGE LIMITED, HOLE HAVEN WHARF, HAVEN ROAD, CANVEY ISLAND, ESSEX – CONSTRUCTION OF A NEW DEEP WATER JETTY FACILITY CONSISTING OF THE REFURBISHMENT OF AN EXTENSION TO THE EXISTING OSL JETTY, REFURBISHMENT OF AN EXISTING 12 TANK STORAGE COMPOUND AND THE UNDERTAKING OF RELATED OPERATIONAL AND SITE INFRASTRUCTURE WORKS.**

The Town Clerk advised members that following the meeting of the Planning Committee held on the 9th May 2016, that she had written to the Planning Authority to make enquiries as requested. The Town Clerk read the letter sent to the members and advised them on the comments received in response.

Members discussed the application submitted. Cllr M Tucker raised concerns that this is an upper tier COMAH site and COMAH Regulations require operators to take all measures necessary to prevent major accidents and to limit their consequences for human health and the environment. The terminal is near to residential properties, open grazing land and a collection of farm buildings.

There are concerns over the new tanks being positioned where existing tanks are but will be marginally higher and there is no mention of the materials that these will hold. It states that the new compound wide drainage system will ensure that risks of contaminants entering the surrounding ground and drainage system are reduced.

Cllr M Tucker added that the only mention of the Calor Terminal is that the site is adjacent to it. There are real concerns over the potential of a domino effect in the event of an emergency. He added that the Design and Access Statement does not comment on the larger ships that will be being docked and no mention of the materials being stored.

Cllr B Campagna enquired about an evacuation plan for Canvey Island in the event of an emergency. Cllr M Tucker commented that the advice is to stay in and tune in rather than evacuate.

Cllr J Blissett commented that there was a failed terrorist incident at this terminal years ago so there is a real risk of terrorism in the future.

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

- Fear of Terrorism
- Incompatible with the surrounding developments.
- Traffic

- Strain on current infrastructure.

Members also wished to raise concerns over the safety of neighbouring residents and also the increase in the number of larger vessels in the shipping lane.

- **16/0212/OUT – 74 HIGH STREET, CANVEY ISLAND, ESSEX – DEMOLISH ALL BUILDINGS AND CONSTRUCT TWO BLOCKS OF 24 NO SELF CONTAINED FLATS WITH 2 NO RETAIL SHOPS AT GROUND FLOOR**

Members discussed the application submitted. Cllr M Tucker commented that whilst he had commented that affordable housing was needed that he objected to the external appearance as it was no in keeping with the aspirations for the area. Cllr M Tucker commented a Dutch influence would be better for the Town Centre and was disappointed that local councillors had not been involved with the inception of this. Cllr M. Tucker commented that his only objection to the application was the design.

Cllr J Blissett commented that the appearance of the flats was pleasing and only not in keeping with the neighbouring block Stafford Court.

Cllr B Campagna commented that the development was similar to that at the seafront and should be more in keeping with the surrounding developments.

Members considered the application submitted and **RESOLVED** 3 votes against to 1 in favour of the proposed development for the following reasons:

- Overdevelopment of the site.
- Additional development is a strain on current infrastructure.
- Knowledge of existing drainage issues.

- **16/0326/FUL – 2 HARVEST ROAD, CANVEY ISLAND, ESSEX, SS8 9PD – CONSTRUCT 1 NO. DETACHED HOUSE**

Members discussed the application submitted. Cllr M Tucker raised concerns of overdevelopment of the site. He added that there were known drainage issues and there will be a strain on infrastructure by adding another property to this small site.

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

- Overdevelopment of the site.
- Additional development is a strain on current infrastructure.
- Lack of amenity space.
- Knowledge of existing drainage issues.

- **16/0234/FUL 19 HOLBEK ROAD, CANVEY ISLAND, ESSEX, SS8 8NT – CONSTRUCT PAIR OF SEMI-DETACHED HOUSES AND FORM NEW VEHICULAR ACCESSES TO HOLBEK AND TEMPTIN AVENUE**

Members discussed the application submitted. Cllr P Greig commented that the findings of the Integrated Urban Drainage Study were still to be reported.

Cllr B Campagna commented that the application had been changed to reflect concerns raised by Castle Point Borough Council relating to the overdevelopment of the site.

Cllr J Blissett commented that the development was in keeping with the street scene and consideration had been made to the comments made on over development when it was considered previously.

Members considered the application submitted and **RESOLVED** 2 votes to 2 abstentions to object to the proposed development for the following reasons:

- Overdevelopment of the site.

- Knowledge of existing drainage issues.
 - Additional development is a strain on current infrastructure.
- **16/0336/FUL – LAND ADJ 81 MAY AVENUE, CANVEY ISLAND, ESSEX – CONSTRUCT 2 NO DETACHED CHALET HOUSES WITH ASSOCIATED FACILITIES INCLUDING RELOCATION OF EXISTING PUBLIC FOOTPATH.**

Members discussed the application and considered the comments made in public session.

Cllr B. Campagna commented that the site was being over developed and that since the flood risk assessment was carried out in 2013 there have been 2 significant flooding occurrences on Canvey Island. He raised concerns over the relocation of the footpath encouraging anti-social behaviour and also parking issues in this location. Cllr B. Campagna commented that this is a small amenity space which is used by the residents and there is also known surface water drainage problems in this area.

Members considered 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.
 - Additional development is a strain on current infrastructure.
 - Lack of amenity space.
 - Adverse impact on the existing residential area due to insufficient parking provision.
 - Knowledge of existing drainage issues.
- **16/0308/FUL – 24 OXFORD ROAD, CANVEY ISLAND, ESSEX – REPLACEMENT DWELLING AND DETACHED GARAGE**

Members discussed the application and considered the comments made in public session 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.
 - Not in keeping with the existing street scene.
 - Knowledge of existing drainage issues.
 - Inadequate space provided between the fencing boundaries of the proposed site and the surrounding properties.
 - Likely protected or priority species on site it is recommended that a biodiversity and geological conservation survey is undertaken.
- **16/0331/FUL – UNIT 5 MULBERRY ROAD, CANVEY ISLAND, ESSEX, SS8 0PR – ART RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF STEEL FRAME STORAGE BUILDING (B8 USE)**

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

- Knowledge of existing drainage issues.
- Disposal of foul sewage unknown

The meeting closed at 9.25PM.

CHAIRMAN
13th June 2016