

**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 9TH MAY 2016 AT 7.00 PM**

PRESENT: Cllr P. Greig (Chairman), Cllr M. Tucker, Cllr B. Campagna, Cllr D. Anderson, Cllr A. Acott and Cllr J. Blissett arrived at 7.05pm

NON COMMITTEE MEMBERS: Cllr J Anderson and Cllr N. Harvey arrived at 7.25pm

Also present: Mrs E. Hunt – Town Clerk
5 members of the public

PL/093/15 - APOLOGIES FOR ABSENCE

Cllr T Belford provided his apologies.

PL/094/15 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

There were none.

PL/095/15 - 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.

No members wished to speak

PL/096/15 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON 25TH APRIL 2016.

The minutes of the committee meeting held on the 25th April 2016 were **CONFIRMED** and signed as a true record.

PL/097/15 – 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.**

Cllr M. Tucker commented that the Design and Access Statement did not make it clear what materials the new tanks would be holding nor the potential hazard of those materials. He added that the statement omitted to detail that the site neighbours another COMAHH site and also commented that the sites were identified on the site plan as “works sites” as opposed to COMAHH sites. Cllr M. Tucker raised concerns that the increased population of Canvey Island had not be included in the report nor the existing drainage problems experienced on Canvey Island.

Cllr M. Tucker informed members that there would be between 30 – 40 vehicle movements expected on a normal day which could increase to 60 vehicle movements in busier periods. He also commented that according to 3.13 of the Design and Access Statement during construction of the extension that there would be 50,000 tonnes of material transported to site on an already busy shipping lane.

Cllr D. Anderson commented that the application should be subject to an environmental impact assessment and enquired whether this had been done. The Town Clerk advised that there were environmental impact report documents on Castle Point Borough Councils website.

Cllr A. Acott commented that according to 3.14 of the Design and Access Statement there is likely to be in the order of 50 HGV movements and 100 car / van movements per day.

Cllr D. Anderson commented that 3.22 of the Design and Access Statement states that the vehicle movements will remain unchanged to the present base traffic levels.

Cllr M. Tucker enquired about the tonnage allowance per jetty as this was not clear in the documentation. Cllr A. Acott commented that each jetty was 337 metres long.

Cllr D. Anderson enquired about the fire safety provisions on the site or if they would be reliant upon the fire provision of the neighbouring COMAHH site.

Cllr P. Greig commented that it was unlikely that the fire provision for one site would be suitable for that of the other due to the different materials being stored at each site.

Members discussed the application and raised concerns over the increased risk that this application could have on a site already considered as a hazardous site. Members also raised concerns about the close proximity of this site to another COMAHH site nearby and were worried about the potential domino effect should an emergency event occur on one of the sites.

Members discussed the close proximity of residential homes and impact that existing flight paths may have on the site.

Cllr B. Campagna raised concerns on the affect that a new deep water jetty could have on the shoreline which is already showing signs of erosion and the potential for water pollution.

Members discussed the application submitted and **RESOLVED** that they were unable to comment due to insufficient information available for them to make an informed decision. Members requested that the Town Clerk write to Castle Point Borough Council Planning Department requesting an extension on the submission of the Town Councils comments and to request a copy of the statement delivered to the Development Control Committee, information on the tonnage of ships to dock and information on their emergency plans in order for them to make a more informed decision.

PL/098/15 – TO CONSIDER AND COMMENT ON THE PROPOSED NAME FOR THE NEW DEVELOPMENT CONSTRUCTED UNDER PLANNING APPLICATION 14/0497/FUL:

- **SITE HAS BEEN REDEVELOPED IN THE FORM OF THREE NEW DWELLINGS – IT IS PROPOSED TO NAME THE NEW DEVELOPMENT 1,2 & 3 ST CHRISTOPHERS MEWS, CANVEY ISLAND.**

Members discussed the proposal and **RESOLVED** that there was no objection to the proposed name of the new development.

The meeting closed at 7.35PM.

CHAIRMAN
25th May 2016