

# Canvey Island Town Council



## TO ALL MEMBERS OF THE PLANNING COMMITTEE

Cllr S. Sach, Cllr E. Harvey, Cllr C. Sach. and Cllr N. Harvey



Dear Councillor's,

I hereby summon you to attend a meeting of the **PLANNING COMMITTEE** to be held at the **COUNCIL OFFICE, 13 HIGH STREET, CANVEY ISLAND, SS8 7RB** on **MONDAY 26<sup>th</sup> SEPTEMBER 2022** commencing at **6.30 PM** for the transaction of business as set out below.

***Any member who is unable to attend the meeting should send their apologies before the meeting.***

Yours faithfully

Mrs. E. De Can  
Town Clerk

21<sup>st</sup> September 2022

*The Openness of Local Government Bodies Regulations 2014 allows the filming, recording, photographing, or otherwise reporting of those participating in a meeting. Should any member of the public present and does not wish to participate but who objects to being filmed, recorded, photographed, or otherwise reported about please make yourself known to the Town Clerk.*

### **A G E N D A**

1. Apologies for absence.
2. To receive declarations of interest in items on the agenda.
3. To appoint a Vice Chairman to the committee for 2022/23
4. 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.
5. To confirm and sign as a true record the minutes of the Committee meeting held on Monday 25<sup>th</sup> April 2022
6. To consider and comment on Planning Applications –
  - 22/0665/FUL - Garden World Plants Ltd Canvey Road Canvey Island Essex SS8 0QD- Demolition of existing buildings and construction of residential care home comprising of 55No. units with proposed cross-over boundary treatment

**MINUTES OF THE PROCEEDINGS AT THE MEETING OF THE  
PLANNING COMMITTEE  
MONDAY 25<sup>th</sup> April 2021 AT 7.30PM**

**PRESENT:**

Councillors: Cllr P Greig, Cllr N Harvey, Cllr C Sach, and Cllr S Sach

Present: Mrs A Wakenell – Planning Officer

**PL/012/21 - APOLOGIES FOR ABSENCE.**

All members were present.

**PL/013/21 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

Cllr S. Sach and Cllr C. Sach declared a non-pecuniary interest and left the room regarding planning application 21/1159/FUL due to already making representation on this application with Castle Point Borough Council and they live within the proximity of the application.

**PL/014/21 - 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 of the public were present.

**PL/015/21 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON MONDAY 25<sup>th</sup> OCTOBER 2021.**

The minutes of the committee meeting held on the 25<sup>th</sup> October 2021 were signed and **CONFIRMED** as a true record.

**PL/016/21 – TO CONSIDER AND COMMENT ON PLANNING APPLICATIONS:**

**22/0037/FUL - WALSINGHAM HOUSE LIONEL ROAD CANVEY ISLAND ESSEX SS8 9DE - PHASE 2 TO PROVIDE 13NO. FLATS AND 20NO. RESIDENTIAL DWELLINGS.**

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

- The site appears overdeveloped.
- Lionel Road is a narrow road, and the extra vehicles would have an adverse impact on the existing infrastructure.
- The fire officer report requested a lay out of the site showing the main water ring for the fire hydrant, but this wasn't included within the application.
- There is already inadequate parking provision for this new development, by only providing 2 spaces this could have an adverse impact on the surrounding roads.
- Concerns were raised that a Preliminary Ecological Assessment should be carried out as there is a possible badger set and bats nesting on this site, therefore, the committee feels that further studies are needed.
- No electric car charging points have been included in the application.

**22/0110/OUT– JIMMY MACS EASTERN ESPLANADE CANVEY ISLAND ESSEX SS8 7DN- OUTLINE APPLICATION FOR A SINGLE STOREY SIDE EXTENSION FOR WC AREA, AMEND BIN STORE, REMOVAL OF EXTERNAL STORE TO UTILISE AND EXPAND EXTERNAL TERRACED AREA, NEW INTERNAL BAR AND FENESTRATION ALTERATIONS WITH LANDSCAPING RESERVED.**

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

- The play area located next to the bandstand causes concerns for the safety of children as the Town Council has a policy to hire the bandstand to local groups or organisations wishing to

Elaine De Can  
Town Clerk  
Canvey Island Town Council  
11 High Street  
Canvey Island  
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SS9 7DD

**Planning Services**  
**Castle Point Borough Council**  
Council Offices, Kiln Road,  
Thundersley, Benfleet,  
Essex SS7 1TF  
Tel: 01268 882200

Date: 9th September 2022  
Our Reference: 22/0665/FUL  
Telephone: 01268 882200;

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**  
**NOTICE OF APPLICATION FOR PLANNING PERMISSION**

**Location:** Garden World Plants Ltd Canvey Road Canvey Island Essex SS8 0QD

**Applicant:** S Howard

**Proposal:** Demolition of existing buildings and construction of residential care home comprising of 55No. units with proposed cross-over boundary treatment

An application for the above development has been received upon which I shall be pleased to receive your observations. A copy of the application can be viewed on the Council's website.

Please go to [www.castlepoint.gov.uk](http://www.castlepoint.gov.uk) and follow the links to view and comment on planning applications. Enter the application reference 22/0665/FUL to view this application's details and make comments on line. Comments on a planning application will be sent to the Case Officer but will not be available to view online.

Any observations you wish to make should be received in my office within 21 DAYS FROM THE DATE OF THIS LETTER in order that a decision can be made on the application within the statutory time period.

Yours faithfully,



**Ian Butt**  
*Head of Place and Policy*



