

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 31st OCTOBER 2022** commencing at **7.00 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

26th October 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. 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.
4. To confirm and sign as a true record the minutes of the Committee meeting held on Monday 26th September 2022
5. To consider and comment on Planning Applications –
 - 22/0655/FUL - Land Adjacent To 45 Taranto Road Canvey Island Essex SS8 7LQ- Change of use from open green space to private amenity area and public footpath with street lighting

**MINUTES OF THE PROCEEDINGS AT THE MEETING OF THE
PLANNING COMMITTEE
MONDAY 26th SEPTEMBER 2022 AT 6.30PM**

PRESENT:

Councillors: Cllr S Sach, Cllr N Harvey, Cllr C Sach, and Cllr E Harvey

Present: Mrs A Wakenell – Planning Officer

PL/001/22 - APOLOGIES FOR ABSENCE.

All members were present.

PL/002/22 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Cllr C. Sach declared a non-pecuniary interest and didn't speak regarding planning application 22/0665/FUL due to already making representation on this application with Castle Point Borough Council

PL/003/22 - TO APPOINT A VICE CHAIRMAN TO THE COMMITTEE FOR 2022/23

Cllr S Sach nominated Cllr E Harvey as Vice Chairman and the nomination was seconded by Cllr N Harvey. There were no other nominations therefore Cllr E Harvey was appointed as Vice Chairman for 2022/23.

PL/004/22 - 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/005/22 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON MONDAY 25th APRIL 2022.

The minutes of the committee meeting held on the 25th April 2022 were signed and **CONFIRMED** as a true record.

PL/006/22 – 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

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

- Concerns were raised that this development had already started.
- The site appears overdeveloped
- This location was not appropriate for this type of dwelling due to it being on the outskirts of an industrial estate.
- Apprehension was expressed that noise and air pollution fumes from the busy road could possibly permeate the care home building.
- Concerns were raised that there was no access or crossing for disabled or mobility scooters and only an inadequate narrow footpath on the opposite side of the road.
- The committee raised a concern that if the residents on the ground floor have mobility issues and lifts couldn't be accessed in a flood how would they get to the second floor.
- Members felt that this three-storey development would overshadow the existing houses in the location.
- Inadequate parking provision for staff, health care professionals and for any potential visitors.

- Concerns were raised that the applicant has confirmed on the planning application that it is unknown where the foul sewage will be disposed of.
- The entrance and exit for large vehicles to this development by means of Canvey Road will impede traffic movement on an already busy road.
- The method statements advise that's there an area for cleaning the contractors' wheels, but this can't be found on the applications map.
- Concerns were raised of contradictions in the method statement.
- The chairman asked the location of this development falls within Natural England's designated RAMS site.

The meeting closed at 18.55pm

CHAIRMAN

DRAFT

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

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

Date: 13th October 2022
Our Reference: 22/0655/FUL
Telephone: 01268 882200;

Dear Sir/Madam

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

Location: Land Adjacent To 45 Taranto Road Canvey Island Essex SS8 7LQ

Applicant: Mr Kieran Hines

Proposal: Change of use from open green space to private amenity area and public footpath with street lighting

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 and follow the links to view and comment on planning applications. Enter the application reference 22/0655/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



