

# Canvey Island Town Council



## TO ALL MEMBERS OF THE PLANNING COMMITTEE

*Cllr P. Greig, Cllr C. Sach, Cllr N. Harvey and Cllr S. Sach*



Dear Councilor's,

I hereby summon you to attend an **ONLINE MEETING** of the **PLANNING COMMITTEE** to be held on **MONDAY 19<sup>th</sup> April 2021** commencing at **6.15 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

14<sup>th</sup> April 2021

### **LOGIN DETAILS – Please follow these instructions:**

Join Zoom Meeting

<https://us02web.zoom.us/j/81959253081?pwd=VHdhYkZ6TmxHVmJvN0RkREJ5RFBuUT09>

Meeting ID: 819 5925 3081

Passcode: 610461

**Please call the Town Clerk on 07985 485328 if you are experiencing any problems logging in.**

### **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 22<sup>nd</sup> March 2020.
5. To consider and comment on Planning Applications –
  - 21/0259/FUL - 176 FURTHERWICK ROAD CANVEY ISLAND ESSEX SS8 7BL - PROPOSED SYNAGOGUE AND ASSOCIATED FACILITIES
  - 21/0299/FUL - 11 DYKE CRESCENT CANVEY ISLAND ESSEX SS8 0QF - DEMOLITION OF EXISTING DETACHED GARAGE AND CONSTRUCTION OF 1NO. DETACHED DWELLING, WIDENING OF EXISTING CROSSOVER AND NEW DRIVEWAY TO EXISTING BUNGALOW
  - STATUTORY CONSULTATION UNDER SECTION 42 OF THE PLANNING ACT 2008 INFRASTRUCTURE PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 - OIKOS STORAGE LIMITED ("OIKOS") WILL BE APPLYING TO THE SECRETARY OF STATE FOR TRANSPORT UNDER THE PROVISIONS OF SECTION 37 OF THE PLANNING ACT 2008 ("THE 2008 ACT") FOR A DEVELOPMENT CONSENT ORDER ("DCO") TO AUTHORISE THE CONSTRUCTION OF A DEVELOPMENT KNOWN AS THE OIKOS. MARINE & SOUTH SIDE DEVELOPMENT ("OMSSD") AT ITS EXISTING HARBOUR FACILITY ON CANVEY ISLAND IN ESSEX.

**MINUTES OF THE PROCEEDINGS AT THE ONLINE MEETING OF THE  
PLANNING COMMITTEE  
MONDAY 22<sup>ND</sup> MARCH 2021 AT 7.00PM**

**PRESENT:**

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

Present: Mrs A Wakenell – Planning Officer  
Mrs E. De Can – Town Clerk

**PL/001/20 - APOLOGIES FOR ABSENCE.**

All members were present.

**PL/002/20 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

No declarations of interest were received.

**PL/003/20 - 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/004/20 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON 2<sup>ND</sup> MARCH 2020.**

The minutes of the committee meeting held on the 2<sup>nd</sup> March 2020 were **CONFIRMED** as a true record and are to be signed by the Chairman at the next available opportunity.

**PL/005/20 – TO CONSIDER AND COMMENT ON PLANNING APPLICATIONS:**

**21/0190/FUL - THE MONICO BAR AND RESTAURANT 1 - 3 EASTERN ESPLANADE CANVEY ISLAND ESSEX SS8 7DN - CHANGE OF USE OF BUILDING FROM RESTAURANT/BAR/CHILD PLAY AREA (MIXED USE CLASS E(B)/E(F)) TO MIXED USE CLASS E(B)/E(F)/C3 FORMING 8NO. APARTMENTS AT FIRST AND SECOND FLOOR LEVELS.**

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

- Concerns were raised that due to the age of the building asbestos may be present.
- Concerns were raised that the apartments 1-6 are too small, meaning living conditions are cramped. This also has an adverse impact on the size of the windows meaning a lack of light to flats 7 and 8.
- The proposed development fails to provide adequate on-site parking provision for the number of apartments being built. As such the proposal would likely lead to additional parking in neighbouring roads.
- The balconies to apartments 1-6 are insufficient in size to be classed as a usable amenity space for occupiers, therefore it offers a poor amenity space contrary to RDG6 of the Residential Design Guidance and government guidance of the National Planning Policy framework.

**21/0107/FULCLC - LAND ADJACENT TO 2 CEDAR ROAD CANVEY ISLAND ESSEX SS8 9HP - PROVISION OF A PAIR OF SEMI-DETACHED TWO-BEDROOM RESIDENTIAL DWELLINGS WITH ASSOCIATED PARKING AND PRIVATE AMENITY AREAS**

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

## FILE NOTE

Planning Meeting for Monday 19th March at 6.15pm

The following planning applications have large documents.

Planning application 21/0259/FUL

- FLOOD RISK ASSESSMENT PART 1
- FLOOD RISK ASSESSMENT PART 2

Planning application 21/0299/FUL

- FLOOD RISK ASSESSMENT

**These documents can be found on the Castle Point Planning Website or if you do require copies to read, these can be printed for the meeting.**

Elaine De Can  
Town Clerk  
Canvey Island Town Council  
11 High Street  
Canvey Island  
Essex  
SS8 7DD

**Regeneration and Neighbourhoods**  
**Castle Point Borough Council**  
Council Offices, Kiln Road,  
Thundersley, Benfleet,  
Essex SS7 1TF  
Tel: 01268 882200

Date: 23rd March 2021  
Our Reference: 21/0259/FUL  
Telephone: 01268 882200;

Dear Sir/Madam

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

**Location:** 176 Furtherwick Road Canvey Island Essex SS8 7BL

**Applicant:** Paneth

**Proposal:** Proposed Synagogue and associated facilities

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 21/0259/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,

*Matthew Besant*

**Matthew Besant**  
Planning Services Manager



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

Date: 8th April 2021  
Our Reference: 21/0299/FUL  
Telephone: 01268 882200;

Dear Sir/Madam

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

**Location:** 11 Dyke Crescent Canvey Island Essex SS8 0QF

**Applicant:** Mr Neil Perrin

**Proposal:** Demolition of existing detached garage and construction of 1No. detached dwelling, widening of existing crossover and new driveway to existing bungalow

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 21/0299/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.

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Yours faithfully,

*Matthew Besant*

**Matthew Besant**  
*Planning Services Manager*





## NOTIFICATION BY EMAIL

1<sup>st</sup> April 2021

Email: \_\_\_\_\_

N/A

Our Ref: \_\_\_\_\_

L210401S42Notification(Email)

Your Ref: \_\_\_\_\_

[Click here to enter text.](#)

Project No: \_\_\_\_\_

OSL/1423

Dear Sir/Madam,

### OIKOS MARINE & SOUTH SIDE DEVELOPMENT

### STATUTORY CONSULTATION UNDER SECTION 42 OF THE PLANNING ACT 2008 INFRASTRUCTURE PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

We are writing to you to make you aware that later this year Oikos Storage Limited ("Oikos") will be applying to the Secretary of State for Transport under the provisions of section 37 of the Planning Act 2008 ("the 2008 Act") for a Development Consent Order ("DCO") to authorise the construction of a development known as the Oikos Marine & South Side Development ("OMSSD") at its existing harbour facility on Canvey Island in Essex.

### THE APPLICATION

If constructed, the OMSSD project will consist of the following:

- The installation of additional marine loading and unloading infrastructure on two of the existing jetties;
- The construction of new bulk liquid storage tanks within the southern part of the facility nearest to the River Thames;
- A capital dredge at one of the jetties;
- Additional road loading facilities; together with
- Related works including:
  - New operational infrastructure;
  - A new workshop;
  - An office extension;
  - On-site landscaping;
  - Off-site ecological improvements; and
  - Increased parking within the facility.

### STATUTORY CONSULTATION

Prior to submitting its application, Oikos is undertaking a comprehensive consultation exercise with a variety of persons and bodies and this notification forms part of that formal consultation process.

We will also be holding four online webinars including Q&A sessions during the consultation period, as follows:

Date	Time
Monday 26 <sup>th</sup> April 2021	11 am – 2 pm
Thursday 29 <sup>th</sup> April 2021	9 am – 1 pm
Tuesday 4 <sup>th</sup> May 2021	6 pm – 9 pm
Saturday 8 <sup>th</sup> May 2021	8 am – 11 am

To register to attend any of the above sessions please visit [www.oikos.co.uk/omssd/consultation](http://www.oikos.co.uk/omssd/consultation).

If you have any questions about the OMSSD project, including the consultation process please contact us by email at [oikos@communityrelations.co.uk](mailto:oikos@communityrelations.co.uk) or by calling us on Freephone: 0800 206 2583.

You can submit your views on the OMSSD project by:

- Completing the online feedback questionnaire at:  
[www.oikos.co.uk/omssd/consultation](http://www.oikos.co.uk/omssd/consultation) or [www.consultationspace.com/Oikos-OMSSD](http://www.consultationspace.com/Oikos-OMSSD)
- Emailing us at: [oikos@communityrelations.co.uk](mailto:oikos@communityrelations.co.uk)
- Writing to us at the following address: **OIKOS FREEPOST** (*please note this must be written in capitals and no stamp is required*)
- Requesting a hard copy of the feedback questionnaire to be sent to you in the post, and returning it via freepost to: **OIKOS FREEPOST** (*must be written in capitals and no stamp is required*)

Please note that the OMSSD project may be subject to change depending on the responses we receive to the consultation, and as we carry out further technical analysis. The DCO application is anticipated to be formally submitted later this year.

For information on the OMSSD project and the consultation please visit our website:  
[www.oikos.co.uk/omssd/consultation](http://www.oikos.co.uk/omssd/consultation).

Yours faithfully,

*Adams Hendry Consulting Ltd*

Adams Hendry Consulting Limited on behalf of Oikos Storage Limited

Encs: Section 48 Notice, Newsletter, Feedback Questionnaire and the SoCC