

**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 2021.**

The minutes of the committee meeting held on the 2<sup>nd</sup> March 2021 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:

- Concerns were raised that the proposed development would have an adverse effect on the environment and biodiversity of the site by the removal of 3 large healthy trees.
- Appendix 1 Preliminary Ecological Appraisal section 1.9 advises that this report is only valid for 12 months until 31<sup>st</sup> March 2019 and after this time, if the proposed work has not been undertaken, the plans have been altered, or there has been an obvious change in the ecological condition of the site, the advice of an ecologist should be sought as to the possible need for a new survey prior to submitting a planning application or implementing the scheme.
- Concerns were raised that the new development encroaches onto a public open space and play area.

**21/0102/FULCLC - LAND REAR OF 43-45 BENDERLOCH CANVEY ISLAND ESSEX SS8 9QX - ERECTION OF A TWO-STOREY BUILDING TO BE USED AS A SEVEN-BEDROOM HOUSE IN MULTIPLE OCCUPATION (USE CLASS-SUI GENERIS)**

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

- There is already inadequate parking provision at Benderloch, this new development is only providing 8 spaces meaning this could have an adverse impact on the surrounding roads.
- Concerns were raised with regards to existing flooding and critical drainage issue at this location.
- The proposed development will over dominate the adjacent rear properties and will have an adverse effect on properties No 43 and 45 Benderloch by means of overlooking.
- Concerns were raised regarding the insufficient living and amenity space.
- Benderloch is a narrow road, and the extra vehicles would have an adverse impact on the existing infrastructure.

The meeting closed at 8.05 pm

CHAIRMAN

19<sup>th</sup> April 2021.