

**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 29th JULY 2019 AT 7.00 PM**

PRESENT: Cllr P Greig, Cllr Nick Harvey and Cllr C Sach

Also, present: Mrs A Wakenell – Planning Officer

PL/008/19 - APOLOGIES FOR ABSENCE.

Cllr B Campagna

PL/009/19 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Cllr C. Sach declared a non-pecuniary interest in planning applications 19/0511/FUL and 19/0513/FUL due to already making representation on these applications with Castle Point Borough Council.

PL/010/19 - 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/011/19 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON 3rd JUNE 2019.

The minutes of the committee meeting held on the 3rd June 2019 were **CONFIRMED** and signed as a true record.

PL/012/18 – TO CONSIDER AND COMMENT ON PLANNING APPLICATIONS:

Cllr C Sach left the room during the discussions on planning applications 19/0511/FUL and 19/0513/FUL.

19/0336/FUL - 39-43 HIGH STREET CANVEY ISLAND ESSEX SS8 7RD - DEMOLISH EXISTING BUILDINGS AND ERECT PART ONE/TWO/THREE STOREY BLOCK OF 14 FLATS WITH CAR PARKING AND LANDSCAPING

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

- Members felt that this new development was over bearing and not in keeping with the surrounding area.
- The proposed development is out of character with the current street scene.
- The proposed development fails to provide adequate explanation for Section 13 and where foul sewage would be disposed of.
- The committee had concerns regarding inadequate parking provision for the whole site and that if this development went ahead it would have an adverse impact on the existing residential area.
- The proposed development is over three stories and over dominates the surrounding properties.

19/0511/FUL - LAND OPPOSITE 40 SAN REMO ROAD CANVEY ISLAND ESSEX - DETACHED DWELLING WITH ASSOCIATED FACILITIES AND NEW PUBLIC FOOTPATH (REVISED APPLICATION)

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

- The proposed development fails to provide adequate on-site parking provision for the level of accommodation. As such the proposal would likely lead to additional parking in neighbouring roads.
- Over dominance to surrounding properties.
- The proposed development fails to provide adequate explanation for Section 13 and where foul sewage would be disposed of.
- Loss of amenity of an informal activity area for children and recreation.

- Canvey Island has critical drainage issues and is a designated flood zone 3 area. Such green spaces assist with existing drainage issues in a natural way without the need for drainage systems.

19/0513/FUL - 26 WILRICH AVENUE CANVEY ISLAND ESSEX SS8 7RR - DEMOLITION OF CONSERVATORY, CONSTRUCTION OF ATTACHED DWELLING ON LAND ADJACENT, SINGLE STOREY REAR EXTENSION AND NEW VEHICLE CROSSOVER TO WILRICH AVENUE (REVISED APPLICATION)

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

- The proposed development fails to provide adequate explanation for Section 13 and where foul sewage would be disposed of.
- Over development of the site.

19/0390/FUL - 68 SURIG ROAD CANVEY ISLAND ESSEX SS8 9AG - CHANGE OF USE FROM RESIDENTIAL DWELLING (USE CLASS C3) TO A CARE HOME (USE CLASS C2) INCLUDING PARTIAL GARAGE CONVERSION (PART RETROSPECTIVE)

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

- Members were concerned that there was insufficient information regarding the purpose of the change of use and the type of care home being proposed.
- There was insufficient evidence of any fire escape exits.
- There is no evidence of a rest area for the night staff.
- There is insufficient evidence of adequate parking provision for visitors, doctors, members of staff and no parking for disabled visitors which will have an adverse impact on the existing residential area.

The meeting closed at 7.45pm

CHAIRMAN