

**MINUTES OF THE PROCEEDINGS AT THE MEETING OF THE  
PLANNING COMMITTEE  
MONDAY 4<sup>TH</sup> NOVEMBER 2024 AT 5.30PM**

**PRESENT:**

Councillors: Cllr S Sach, Cllr E Harvey, Cllr S Brooke and Cllr B Botham  
Present: Mrs E. De Can – Town Clerk  
4 members of the public

**PL/011/24 - APOLOGIES FOR ABSENCE.**

All members were present.

**PL/012/24 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

No declarations of interest were received.

**PL/013/24 - TO APPOINT A VICE CHAIRMAN TO THE COMMITTEE FOR 2024/25.**

Cllr Brooke nominated Cllr Botham as Vice Chairman of the Committee. The nomination was seconded by Cllr Harvey. There were no other nominations therefore Cllr Botham was appointed Vice Chairman of the Committee for 2024/25.

**PL/014/24 PUBLIC FORUM - TO RECEIVE QUESTIONS FROM MEMBERS OF THE COMMUNITY OF CANVEY ISLAND OF WHICH NOTICE HAS BEEN RECEIVED FOR A PERIOD NOT EXCEEDING TEN MINUTES.**

No questions were received, however, the Chairman permitted residents to speak on planning application 24/0624/SCOPE. Concerns were raised regarding the access routes onto Canvey Way from the new development and the ability for Canvey Island residents to exit the island in an emergency with existing traffic movement already being an issue. There were also concerns that a new roundabout on Canvey Way will impact an already congested area with cars from Canvey Island having to give way to traffic exiting the development and causing further congestion to Waterside roundabout and the surrounding roads impacting residents' ability to exit the island especially during peak traffic times when this road is already heavily congested in all directions.

**PL/015/24 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON THURSDAY 27<sup>TH</sup> JUNE 2024.**

The minutes of the committee meeting held on the 27<sup>th</sup> June 2024 were signed and **CONFIRMED** as a true record.

**PL/016/24 - TO CONSIDER AND COMMENT ON PLANNING APPLICATIONS:**

**24/0473/FUL - CORNER CLUB R0 149 - 151 HIGH STREET CANVEY ISLAND ESSEX SS8 7RQ - UPWARDS DEVELOPMENT TO CREATE 3NO. FLATS.**

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

- The development fails to provide adequate on-site parking provision for the number of flats being built. As such the proposal would likely lead to additional parking in neighbouring roads.
- Due to the addition of the roof gardens the new development would overlook the bungalows in the surrounding road.
- Concerns were raised that the proposed development fails to provide the correct information for the bedroom provision for the number flats. The planning application advises 3 flats, 2 that have 2 bedrooms and 1 that has 1 bedroom, but the proposed plan shows 3 flats all with 2 bedrooms.

**24/0624/SCOPE - LAND WEST OF BENFLEET, ESSEX - SCOPING OPINION IN RELATION TO UP TO 850 NEW DWELLINGS, A NURSERY AND PRIMARY SCHOOL, RESIDENTIAL CARE HOME AND HEALTH CARE FACILITY, NEW ACCESS TO CANVEY ROAD AND ASSOCIATED OPEN SPACE AND INFRASTRUCTURE.**

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

- The Committee would like to clarify where the roundabout and access road would be, as the Environmental Impact Assessment: Scoping Report says Canvey Road, however, the maps show Canvey Way.
- The location of the new roundabout and road would have a detrimental impact to the existing road network and causing further congestion to Waterside roundabout and the surrounding roads impacting Canvey Island residents' ability to exit the island especially during peak traffic times when this road is already heavily congested in all directions.
- There have been several attempts to develop this land over the years which have been refused with the main concerns being the land is green belt, the impact on the road network in an already congested area and the flood water issues. The developer hasn't considered the issues that were made clear in 2022.
- Concerns were raised that due to the size of the development there would be additional pressure on the East of England Ambulance Service and their concerns have been noted.
- The development would have a detrimental impact on the existing wildlife and their habitats such as Badgers, Bats, Birds, Great Crested Newt, Inverts, Reptiles and all other notable species as detailed on page 40 of the Environmental Impact Assessment: Scoping Report.
- This development is not appropriate for this area, the whole area is a flood plain and part of the sea defence.

The meeting closed at 6.40pm

CHAIRMAN