

**MINUTES OF THE PROCEEDINGS AT THE MEETING OF THE  
PLANNING COMMITTEE**

**MONDAY 6<sup>th</sup> March 2023 AT 7.00PM**

**PRESENT:**

Councillors: Cllr S Sach, Cllr C Sach, Cllr N Harvey, and Cllr E Harvey  
Present: Mrs A Wakenell – Planning Officer  
2 members of the public

**PL/023/22 - APOLOGIES FOR ABSENCE.**

All members were present.

**PL/024/22 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

No declarations of interest were received.

**PL/025/22 - 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.**

A resident requested to speak on planning application 23/0048/FUL she raised concerns that there would be a loss of privacy and that the new property would dominate the surrounding properties. She also felt that the new development would be out of character for the area, and she also had concerns that she would have a loss of light from the sides and rear of the property.

She advised there is already inadequate parking provision for the main part Beveland Road, and this could have an adverse impact on the existing residential area. She felt that there could be a health and safety issue with only one entrance and exit and there would be additional noise from the garage due to the number of vehicles.

**PL/026/22 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON MONDAY 14<sup>th</sup> NOVEMBER 2022.**

The minutes of the committee meeting held on the 27<sup>th</sup> February 2023 were signed and **CONFIRMED** as a true record.

**PL/027/22 – TO CONSIDER AND COMMENT ON PLANNING APPLICATIONS:**

**22/0810/FUL - 9 HOLTON ROAD CANVEY ISLAND ESSEX SS8 8NJ - CONSTRUCTION OF 1NO. SEMIDETACHED DWELLING WITH ROOF ALTERATIONS TO EXISTING DWELLING INCLUDING LOFT CONVERSION AND REAR DORMERS.**

Members discussed the planning application submitted and **RESOLVED** they found no reason for objection. The committee had two concerns that bedroom one of the new build could constitute a flood risk on the ground floor and the existing road is not adequate for more parking due to size and the number of parked vehicles.

**23/0048/FUL - 19 BEVELAND ROAD CANVEY ISLAND ESSEX SS8 7QU - DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF BUILDING CONTAINING 5NO. FLATS WITH GARAGE AND PARKING SPACES.**

Members discussed the planning application submitted and **RESOLVED** to object to the proposed development 3 against and 1 in favour for the following reasons:

- The committee felt that this was a cramped development.
- The new development is a lot taller than the surrounding properties.
- The proposed development is out of character with the current street scene as the existing plot is predominately surrounded by bungalows and houses.
- The balconies are overlooking the adjacent properties.
- The new build 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
- Parking spaces seem small and manoeuvring a vehicle on the lower level will be difficult with limited space.
- The committee felt there was insufficient living and amenity space.
- This location has a critical drainage issue.

- Apprehension was expressed that air pollution fumes from garages could possibly permeate the neighbouring gardens.

**22/0482/FUL - CHAPMAN SANDS SAILING CLUB EASTERN ESPLANADE CANVEY ISLAND ESSEX SS8 7PQ - DEMOLITION OF EXISTING SAILING CLUBHOUSE AND REPLACEMENT WITH 7NO. DWELLINGS WITH GARAGES INCLUDING NEW CROSSOVERS AND NEW SERVICE ROAD.** Members discussed the planning application submitted and **RESOLVED** they found no reason for objection. The committee had a concern that the new development design seemed small and cramped.

The meeting closed at 7.45pm

CHAIRMAN