

# Canvey Island Town Council



## TO ALL MEMBERS OF THE PLANNING COMMITTEE

Cllr S. Sach, Cllr E. Harvey, Cllr S. Brooke and Cllr B. Botham



Dear Councillor's,

I hereby summon you to attend a meeting of the **PLANNING COMMITTEE** to be held at the **COUNCIL OFFICE, 13 HIGH STREET, CANVEY ISLAND, SS8 7RB** on **TUESDAY 11<sup>th</sup> JUNE 2024** commencing at **5.30 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

5th June 2024

*The Openness of Local Government Bodies Regulations 2014 allows the filming, recording, photographing, or otherwise reporting of those participating in a meeting. Should any member of the public present and does not wish to participate but who objects to being filmed, recorded, photographed, or otherwise reported about please make yourself known to the Town Clerk.*

## **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 questions from members of the community of Canvey Island of which notice has been received for a period not exceeding ten minutes.
4. To confirm and sign as a true record the minutes of the Committee meeting held on Wednesday 8<sup>th</sup> May 2024
5. To consider and comment on Planning Applications –
  - 24/0274/FUL - Land Adjacent To 61 Taranto Road Canvey Island Essex SS8 7LQ - Demolition of garage, construction of 2 No. one bed dwellings and new vehicle crossovers



**MINUTES OF THE PROCEEDINGS AT THE MEETING OF THE  
PLANNING COMMITTEE  
WEDNESDAY 8<sup>th</sup> MAY 2024 AT 5.30PM**

**PRESENT:**

Councillors: Cllr S Sach, Cllr E Harvey, Cllr S Brooke and Cllr B Botham  
Present: Mrs A Wakenell – Planning Officer

**PL/022/23 - APOLOGIES FOR ABSENCE.**

All members were present.

**PL/023/23 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

No declarations of interest were received.

**PL/024/23 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.

**PL/025/23 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON MONDAY 26<sup>th</sup> FEBRUARY 2024.**

The minutes of the committee meeting held on the 26<sup>th</sup> February 2024 were signed and **CONFIRMED** as a true record.

**24/0104/FUL 4 DORSET WAY CANVEY ISLAND ESSEX SS8 9XF - CHANGE OF USE FROM RESIDENTIAL PROPERTY (CLASS C3) TO NURSERY/PRE-SCHOOL (CLASS E(F))**

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

- Due to the emphasis made from central government on the need for residential properties on Canvey Island the committee has raised concerns that this development is removing an existing residential dwelling and replacing it with a business/nursery where there are potentially other empty facilities available.
- The proposed development fails to provide adequate access.
- Inadequate parking provision for staff and parents.
- Members felt this location was not appropriate for this type of dwelling, due to the location being in the middle of a residential area.
- Hilton Road is a busy road, and the extra vehicles would have an adverse impact on the existing infrastructure.
- The councillors expressed apprehension that noise would affect the elderly neighbouring properties.

**24/0197/FUL - 186 CANVEY ROAD CANVEY ISLAND ESSEX SS8 0QP - DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF NURSING CARE HOME WITH ASSOCIATED PARKING**

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

- Due to the emphasis made from central government on the need for residential properties on Canvey Island the committee has raised concerns that this development is removing an existing residential dwelling and replacing it with a business/care home where there are potentially other empty facilities available.
- The site appears overdeveloped.
- Members felt this location was not appropriate for this type of dwelling due to it being on a major road.

- The entrance and exit for large vehicles to this development by means of St Marks Road will impede traffic movement on an already busy narrow road, with No Through Access.
- The proposed development fails to provide adequate on-site parking provision for the number of staff being employed.
- The councillors expressed apprehension that fumes from the busy main road would permeate the living accommodation.
- The proposed development is three stories and over dominates the surrounding area.
- Due to the location of the development, it could present an obtrusive feature which could result in undue noise and disturbance to adjacent neighbouring streets, as times advise open 24 hours a day.
- The committee had concerns that the refuse collection was a private company and that would have further impact on St Marks Road.
- The current infrastructure is inadequate, and the committee raised concerns that due to parking in St Marks Road emergency vehicles would struggle to access the new development.

Note: There is already an accepted planning application for a care home with 55 units on the opposite side of the road.

The meeting closed at 18.20pm

CHAIRMAN

DRAFT

Town Clerk  
Canvey Island Town Council  
11 High Street  
Canvey Island  
Essex  
SS8 7RB

**Planning Services**  
**Castle Point Borough Council**  
Council Offices, Kiln Road,  
Thundersley, Benfleet,  
Essex SS7 1TF  
Tel: 01268 882200

Date: 22nd May 2024  
Our Reference: 24/0274/FUL  
Telephone: 01268 882200;

Dear Sir/Madam

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

**Location:** Land Adjacent To 61 Taranto Road Canvey Island Essex SS8 7LQ

**Applicant:** Mr Dave Boomer

**Proposal:** Demolition of garage, construction of 2 No. one bed dwellings and new vehicle crossovers

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 24/0274/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,

**Planning Services**  
On behalf of Castle Point Borough Council



