

**MINUTES OF THE PROCEEDINGS AT THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY 15th JANUARY 2026 AT 5.00pm**

PRESENT:

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

PL/13/25 - APOLOGIES FOR ABSENCE.

All members present.

PL/14/25 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

No declarations of interest were received.

PL/15/25 - TO APPOINT A VICE CHAIRMAN TO THE COMMITTEE FOR 2025/26

Members asked for this to be deferred until the next meeting.

PL/16/25 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/17/25 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON MONDAY 4th DECEMBER 2025.

The minutes of the committee meeting held on the 4th December 2025 were signed and **CONFIRMED** as a true record.

PL/18/25 - TO CONSIDER AND COMMENT ON PLANNING APPLICATIONS:

25/0844/FUL - 30 NEVADA ROAD CANVEY ISLAND ESSEX SS8 8EX - CHANGE OF USE FROM RESIDENTIAL DWELLING (CLASS C3) TO RESIDENTIAL CHILDREN'S CARE HOME (CLASS C2) AND THE INTRODUCTION OF NEW FROSTED BATHROOM WINDOW TO SIDE ELEVATION

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 care facility.
- The committee felt that the proposed change of use from a Residential (C3 use) dwellinghouse to a Children's Home for up to three children, with up to 8 careers working on a rota basis (C2 use) would result in a material change to the use and character of the property.
- A dwellinghouse (Use Class C3) is characterised by occupation as a single household with normal comings and goings associated with family life. The proposed change to a children's home with a rota of carers, scheduled professional and social services visits, and additional operational activity would be materially different. The amenity impacts, the following factors demonstrate that the use would not operate in the same way as a single household and would have materially different impacts on neighbouring properties. The staffing and comings and goings with the proposed rota of carers with three on duty always and additional visits will result in more frequent staff movements to and from the site, particularly at shift changes. These comings and goings would be materially different from the pattern generated by a typical family household.
- Concerns were raised that the current parking provision is inadequate. The plan shows 2 spaces but there will be 3 members of staff working at any one time, with the proposal of 8 full time members of staff. This additional parking requirement will have a detrimental impact on Nevada Road.

The meeting closed at 5.45pm

CHAIRMAN

