

**MINUTES OF THE PROCEEDINGS AT THE MEETING OF THE
PLANNING COMMITTEE
WEDNESDAY 8th 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 26th FEBRUARY 2024.

The minutes of the committee meeting held on the 26^h 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
11th June 2024