

**MINUTES OF THE PROCEEDINGS AT THE MEETING OF THE
PLANNING COMMITTEE OF THE CANVEY ISLAND TOWN COUNCIL
HELD IN THE COUNCIL OFFICE, 13 HIGH STREET, CANVEY ISLAND ON
WEDNESDAY 4th SEPTEMBER 2019 AT 7.00 PM**

PRESENT: Cllr P Greig, Cllr Nick Harvey Cllr B Campagna and Cllr C Sach

Also, present: Mrs A Wakenell – Planning Officer
17 members of the public

PL/018/19 - APOLOGIES FOR ABSENCE.

All members were present.

PL/019/19 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

No declarations of interest were received.

PL/020/19 - 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 all planning application within Newlands Road he raised concerns that this area is a critical drainage area and if this is removed this could lead to more flooding in Newlands Road. He also had concerns that he would have a loss of light and the new properties would be overlooking his property. He also felt that a narrow footpath will not provide the same purpose but will encourage litter, dog fouling, crime and anti-social behaviour.

A resident requested to speak on all planning application within Newlands Road he explained this area is in a critical drainage area and if it is removed this could lead to more flooding like in previous years. He explained that the drainage system does not cope with the rain water and at present it can cause the waste water to come back up the system into the resident shower and sinks. He also explained that the drains had been upgraded but not enough to cope with the amount of new properties set to be built.

A resident requested to speak on all planning application within Newlands Road he advised that this green open space has had concrete bollards placed either end to stop cars parking as there was an issue with the area sinking. He also explained that his property would be over looked by the new development as the property is being proposed to be built very near to the boundary to his property and at present there is only a 1.5 metre fence. He explained that as the windows were not obscure this would mean that the resident would be able to look straight into his home. He also felt that a narrow footpath will not provide the same purpose but will encourage litter, dog fouling, crime and anti-social behaviour.

A resident requested to speak on all planning application within Newlands Road he felt that this development was too big and going to over dominate the existing properties. He also had concerns that the existing roads are too narrow with the added issue that it wasn't a through road.

Cllr C Sach explained to the residents that Canvey Island Town Council was only a consultee and that residents should attend the meeting that will be held at Castle Point Borough Council.

PL/021/19 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON 12th AUGUST 2019.

The minutes of the committee meeting held on the 12th August 2019 were **CONFIRMED** and signed as a true record.

PL/022/18 – TO CONSIDER AND COMMENT ON PLANNING APPLICATIONS:

19/0617/FUL - LAND ADJACENT TO 24 HEILSBURG ROAD CANVEY ISLAND ESSEX SS8 8HH - CONSTRUCTION OF A 3 BEDROOM CHALET WITH ASSOCIATED FACILITIES AND NEW PUBLIC FOOTPATH.

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

- Over dominance.
- Overdevelopment of the site.
- The committee had raised concerns that this is a public right of way and should remain for the residents.
- Adverse impact on the existing residential area due to insufficient parking provision
- Loss of a well-used amenity space of an informal activity area for children and recreation.
- The proposal of a narrow pathway will encourage dog fouling, litter, anti-social behaviour and crime.
- Canvey Island has critical drainage issues and is a Flood Risk Zone 3. Such green spaces assist with existing drainage issues in a natural way without the need for drainage systems.
- Members had concerns that the plans show that 61 Newlands Road has been provided land but not the existing residents that need access to their properties.
- Concerns were raised that there was inadequate lighting for the narrow footpath.

19/0615/FUL - LAND ADJACENT TO 37 TEWKES ROAD CANVEY ISLAND ESSEX SS8 8HF - CONSTRUCTION OF A 3 BEDROOM HOUSE WITH ASSOCIATED FACILITIES AND NEW PUBLIC FOOTPATH.

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

- Over dominance.
- Overdevelopment of the site.
- The committee had raised concerns that this is a public right of way and should remain for the residents.
- Adverse impact on the existing residential area due to insufficient parking provision
- Loss of a well-used amenity space of an informal activity area for children and recreation.
- The proposal of a narrow pathway will encourage dog fouling, litter, anti-social behaviour and crime.
- Canvey Island has critical drainage issues and is a Flood Risk Zone 3. Such green spaces assist with existing drainage issues in a natural way without the need for drainage systems.
- Concerns were raised that there was inadequate lighting for the narrow footpath.
- The plans show 37 Tewkes Road has a 1.8metre fence and 2 windows with obscured glass but this is incorrect, there is low fence of 1.2metres and clear glass windows.

19/0616/FUL - LAND ADJACENT TO 30 TEWKES ROAD CANVEY ISLAND ESSEX SS8 8HF - CONSTRUCTION OF A 3 BEDROOM CHALET WITH ASSOCIATED FACILITIES AND NEW PUBLIC FOOTPATH.

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

- Over dominance.
- Overdevelopment of the site.
- The committee had raised concerns that this is a public right of way and should remain for the residents.
- Adverse impact on the existing residential area due to insufficient parking provision
- Loss of a well-used amenity space of an informal activity area for children and recreation.
- The proposal of a narrow pathway will encourage dog fouling, litter, anti-social behaviour and crime.
- Canvey Island has critical drainage issues and is a Flood Risk Zone 3. Such green spaces assist with existing drainage issues in a natural way without the need for drainage systems.
- Members had concerns that the plans show that 61 Newlands Road has been given land but not the existing residents that need access.
- Concerns were raised that there was inadequate lighting for the narrow footpath.

- Members felt more investigating was needed as 32 Tewkes Road has a right of way to use the land to access the property.

19/0618/FUL - LAND ADJACENT TO 24 LANDSBURG ROAD CANVEY ISLAND ESSEX SS8 8HN - CONSTRUCTION OF A 3 BEDROOM CHALET WITH ASSOCIATED FACILITIES AND NEW PUBLIC FOOTPATH.

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

- Over dominance.
- Overdevelopment of the site.
- The committee had raised concerns that this is a public right of way and should remain for the residents.
- Adverse impact on the existing residential area due to insufficient parking provision
- Loss of a well-used amenity space of an informal activity area for children and recreation.
- The proposal of a narrow pathway will encourage dog fouling, litter, anti-social behaviour and crime.
- Canvey Island has critical drainage issues and is a Flood Risk Zone 3. Such green spaces assist with existing drainage issues in a natural way without the need for drainage systems.
- Concerns were raised that there was inadequate lighting for the narrow footpath
- Members had concerns that the plans show that 61 Newlands Road has been provided land, however, 69 Newlands Road has not although this property needs access to the front door.

19/0595/FUL - 11-13 KNIGHTSWICK ROAD CANVEY ISLAND ESSEX SS8 9PA - CREATION OF SECOND FLOOR INCLUDING 2NO SELF-CONTAINED FLATS.

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

- Over dominance.
- Overdevelopment of the site.
- The committee had raised concerns regarding adequate parking provision.
- Concerns raised regarding Section 11 of the planning application that the property is within 20 metres of a watercourse and this development would increase the flood risk to the area.
- The proposed development is over three stories and over dominates the surrounding area.

The meeting closed at 7.45 pm

CHAIRMAN