

**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
MONDAY 3rd JUNE 2019 AT 6.30 PM**

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

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

PL/001/19 - APOLOGIES FOR ABSENCE.

All members were present.

PL/002/19 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

No declarations of interest were received.

PL/003/19 – TO APPOINT A CHAIRMAN TO THE COMMITTEE FOR 2019/20

Cllr Nick Harvey nominated Cllr Peter Greig as Chairman and the nomination was seconded by Cllr Barry Campagna. There were no other nominations therefore Cllr Peter Greig was appointed as Chairman for 2019/20.

PL/004/19 - TO APPOINT A VICE CHAIRMAN TO THE COMMITTEE FOR 2019/20

Cllr Barry Campagna nominated Cllr Carole Sach as Vice Chairman and the nomination was seconded by Cllr Nick Harvey. There were no other nominations therefore Cllr Carole Sach was appointed as Vice Chairman for 2019/20.

PL/005/19 - 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 planning application 19/0345/FUL he raised concerns that the local children use this area for playing and if this is removed then there will be nowhere for them to play. He also had concerns that this area is a critical drainage area and if it is removed this could lead to more flooding in Taranto Road. He also had concerns that he would have a loss of light from the sides and rear of his property.

A resident requested to speak on planning application 19/0375/FUL he had raised concerns of the lack of infrastructure and that there is already inadequate parking provision for the main part of Westman Road and Smallgains Avenue this could have an adverse impact on the existing residential area. He also asked if speed bumps or double yellow lines could be installed but was advised by the Chairman that it could be investigated by his ward councillor.

PL/006/19 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON 11th FEBRUARY 2019.

The minutes of the committee meeting held on the 11th February 2019 were **CONFIRMED** and signed as a true record.

PL/007/18 – TO CONSIDER AND COMMENT ON PLANNING APPLICATIONS:

19/0347/FUL – 8 THIELEN ROAD CANVEY ISLAND ESSEX SS8 9BA - CONSTRUCTION OF 3NO. TERRACED TWO-BEDROOM DWELLINGS WITH ASSOCIATED FACILITIES.

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

- Overdevelopment of the site
- Thielen Road is a very narrow single access road and the extra vehicles, would have an adverse impact on the existing infrastructure.

- Concerns were raised that the applicant has confirmed in Section 13 of the planning application that it is unknown where the foul sewage will be disposed of.
- Concerns were raised with regards to flooding and the critical drainage issue.

19/0345/FUL - LAND OPPOSITE 40 SAN REMO ROAD CANVEY ISLAND ESSEX - DEVELOPMENT OF TWO DETACHED DWELLINGS 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 to the adjacent bungalows
- Overdevelopment of the site
- The committee had raised concerns that this is a public right of way.
- Concerns were raised that the existing infrastructure in San Remo Road and Taranto Road is not adequate due to size of the roads.
- Under the National Policy Framework paragraph 97: that existing open spaces, sports and recreational buildings and land, including playing fields, should not be built on unless (a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements. There is no evidence that an assessment has been done.
- Canvey Island has critical drainage issues and is a defined flood zone 3. Such green spaces assist with existing drainage issues in a natural way without the need for drainage systems.

19/0365/FUL - LAND AT REAR OF 7 PALMERSTONE ROAD CANVEY ISLAND ESSEX SS8 0NB - DEMOLISH EXISTING GARAGES AND ERECT 2NO SEMI-DETACHED DWELLINGS AND ASSOCIATED FACILITIES

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

- Over dominance to the adjacent properties.
- The entrance and exit to the site by means of a small road will impede traffic movement and potential emergency vehicles.
- There is already inadequate parking provision for the main part of Palmerstone Road and this would have an adverse impact on the existing residential area.
- Concerns raised that the applicant has confirmed in Section 12 of the planning application that the surface water for the property would be disposed of using the main sewer.
- Concerns that the current plot of land is not sufficient for 2 properties, therefore, the proposal would be overdeveloping the existing site.
- Concerns raised regarding the proposed development impeding on the access to the surrounding residents rear gardens via existing gates.
- There is also concerns over the lack of infrastructure to the existing road. Should the development be approved conditions should be made to enhance and improve the existing road infrastructure.

19/0375/FUL - 27 & 29 WESTMAN ROAD CANVEY ISLAND ESSEX SS8 8LZ - DEMOLISH EXISTING PROPERTY AND CONSTRUCT 4 NO. THREE BEDROOM SEMI-DETACHED DWELLINGS

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

- Over dominance to the adjacent properties
- Overdevelopment of the site
- Concerns were raised that the applicant has confirmed in Section 13 of the planning application that it is unknown where the foul sewage will be disposed of.
- Concerns were raised that a Preliminary Ecological Assessment should be carried out as there is a possible badger set and birds nesting on this site, therefore, the committee feels that further studies are needed.
- The committee raised concerns regarding the parking within Westman Road and referred to Castle Point Borough Council Residential Design Guidance 5.14.6.

The meeting closed at 7.15pm

CHAIRMAN