

**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 29TH JANUARY 2018 AT 6.30 PM**

PRESENT: Cllr P. Greig (Chairman), Cllr M. Tucker, Cllr B. Campagna, and Cllr J. Blissett

Also, present: Mrs E. De Can – Town Clerk
Ms A Ruskin – Planning Officer
1 member of the public

PL/022/17 - APOLOGIES FOR ABSENCE

All members were present.

PL/023/17 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Cllr Campagna declared a non-pecuniary interest in item 5 of the agenda in relation to Planning Application 17/0920/FUL and 18/0015/FUL and Cllr Blissett declared a non-pecuniary interest in item 5 of the agenda in relation to Planning Application 18/0015/FUL.

PL/024/17 - 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.

No members of the public wished to speak.

PL/025/17 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON 8TH JANUARY 2018.

The minutes of the committee meeting held on the 8th January 2018 were **CONFIRMED** and signed as a true record.

PL/026/17 – TO CONSIDER AND COMMENT ON PLANNING APPLICATIONS:

17/0920/FUL – LAND AT REAR OF 7 PALMERSTONE ROAD CANVEY ISLAND ESSEX SS8 0NB - CONSTRUCTION OF TWO DETACHED 3-BEDROOM DWELLINGS WITH DETACHED GARAGES, DEMOLITION OF EXISTING GARAGE AND ERECTION/RELOCATION OF REPLACEMENT GARAGE

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 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.

18/0030/FUL - 24 OXFORD ROAD CANVEY ISLAND ESSEX SS8 7SJ - DEMOLISH EXISTING PROPERTY AND CONSTRUCT A PAIR OF SEMI-DETACHED DWELLINGS WITH ASSOCIATED FACILITIES.

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

- The available space on this particular piece of land is being overdeveloped and not adequate for a pair of semi-detached dwellings. Previous consultation with neighbouring properties approved planning for 1 property only.
- Over dominance to the adjacent properties and will therefore be detrimental to the surrounding residential properties.
- The proposed development is out of character with the current street scene as the existing plot is predominately surrounded by bungalows.
- 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 soakaways.

18/0001/FUL - 1 KINGS CLOSE CHARFLEET INDUSTRIAL ESTATE CANVEY ISLAND ESSEX SS8 0QZ - DEMOLITION OF EXISTING STORE AND ERECTION OF WORKSHOP/WAREHOUSE. ADDITIONAL OFF-STREET PARKING SPACES, NEW CROSSOVER AND ALTERATION TO EXISTING FRONT GATE AND FENCE.

Members discussed the planning application submitted and **RESOLVED** that there was no objection to this application.

18/0015/FUL - LAND REAR OF 45 LEIGH ROAD CANVEY ISLAND ESSEX SS8 0AW - PROPOSED 1NO. CHALET BUNGALOW TO LAND REAR OF 45 LEIGH ROAD

Members discussed the planning application submitted and **RESOLVED** to object to the proposed development as the committee were concerned that Castle Point Borough Council's previous objections have not been rectified adequately in relation to points 1,2,3 and 6 on the applicants planning statement and for the following reasons:

- The proposed development still has limited frontage and lack of appropriate host dwelling which forms a cramped development.
- Due to the location of the development it could present an obtrusive feature which could result in undue noise and disturbance to adjacent properties.
- The committee raised concerns regarding the location of the parking for the new dwelling.

The meeting closed at 7.10pm.

CHAIRMAN

12th February 2018