

**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 07TH MARCH 2016 AT 7.00 PM**

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

NON COMMITTEE MEMBERS: Cllr J Anderson, Cllr Cllr T Belford

Also present: Mrs E. Hunt – Deputy Clerk
Mrs L Windley – Community and Events Officer
12 member of the public

PL/075/15 - APOLOGIES FOR ABSENCE

There were none.

PL/076/15 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Cllr. M. Tucker declared a pecuniary interest in PL/079/15 application number 15/0994/OUT.

Cllr. J. Blissett declared a non pecuniary interest in PL/079/15 application number 15/0994/OUT.

PL/077/15 - 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.

Mr G Bracci requested to speak on item PL/079/15 application number 15/0994/OUT. Mr Bracci recommended that the Council object to the application for the following reasons:

Proposal is contrary to the emerging Castle Point Borough Council Local Plan.
Proposal is contrary to the existing Castle Point Borough Council Local Plan.
Proposal is contrary to the National Planning Policy Framework regarding Green Belt.
Sustainable Urban Drainage proposed scheme is inadequate
Increase in flood risk to neighbouring properties.
Tidal flood risk. Development will increase the numbers of population at risk of tidal flooding.
Loss of amenity of an informal activity area for children.
Loss of an important developing wildlife habitat.
Inadequate access via unmade roads that will place increased liabilities upon existing residents.

Cllr. A. Acott requested to speak on item PL/079/15 application number 16/0054/FUL. Cllr. A. Acott drew members attention to the development being a single storey bungalow with no upstairs for refuge in the event of an emergency. Cllr. A. Acott commented that there is inadequate parking as the road is narrow. Cllr. A. Acott also commented that the application details that drainage would be via a soakaway which would be inadequate as there is a high water table.

Mr Sawkin requested to speak on item PL/079/15 application number 15/0994/OUT. Mr Sawkin commented that the development is in contravention of the European Directive Sevso III relating to the control of major-accident hazards involving dangerous substances. Mr Sawkin advised members that this development site is within hazard range.

Cllr. B. Palmer requested to speak on item PL/079/15 application number 15/0994/OUT. Cllr. B. Palmer commented that an environmental impact assessment considers the site of the development to be within an area already above the legal level of hazard risk and that this should be taken into consideration.

PL/078/15 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON 22ND FEBRUARY 2016.

The minutes of the committee meeting held on the 22nd February 2016 were **CONFIRMED** and signed as a true record.

PL/079/15 – TO CONSIDER AND COMMENT ON PLANNING APPLICATION:

- **15/0994/OUT – LAND AT HOLLAND AVENUE, HOLLAND AVENUE, CANVEY ISLAND, ESSEX – 27 NEW BUILD HOUSES; 7 DETACHED AND 20 SEMI-DETACHED**

Cllr. M. Tucker withdrew from the meeting prior to the commencement of discussions relating to the application.

Cllr J Blissett advised members that on speaking with local residents had been advised that there is a badger set inhabiting the proposed development site and that this should be taken into consideration as a protected species and passed to the Chairman a letter she had received from a resident advising of this.

Members discussed the application submitted and **RESOLVED** to object to the development of this plot for the following reasons:

- The application is in contravention of the emerging Castle Point Borough Council Local Plan.
- The application is in contravention of the existing Castle Point Borough Council Local Plan.
- The application is in contravention of the National Planning Policy Framework regarding development on green belt.
- Disposal method of fowl sewage unknown.
- Increased flood risk to neighbouring properties.
- Increased population at risk of tidal flooding.
- Loss of amenity of an informal activity area for children.
- Loss of an important wildlife habitat.
- Inadequate access via unmade roads.
- Protected and priority species inhabit the site.
- Trees surround the development site which are important to the local landscape character so a full Tree Survey is recommended.

- **16/0054/FUL – ADJ 55 HANNETT ROAD, CANVEY ISLAND, ESSEX, SS8 8LP – CONSTRUCTION OF 2 NO. TWO BEDROOM BUNGALOWS**

Members discussed the application submitted and **RESOLVED** to object to the development of this plot for the following reasons:

- Overdevelopment of the site.
 - Insufficient disposal of surface water drainage.
 - Trees on site and on land adjacent which are important to the local landscape character so a full Tree Survey is recommended.
 - Site within an area at risk of flooding.
- **16/0087/FUL – 4a CHAMPLAIN AVENUE, CANVEY ISLAND, ESSEX, SS8 9QL – 1 NO. FOUR BEDROOM DETACHED HOUSE AND DETACHED GARAGE**

Members discussed the application submitted and **RESOLVED** to object to the development of this plot for the following reasons:

- Overdevelopment of site.
- Lack of amenity space.
- Site within an area at risk of flooding.

The meeting closed at 7.25 PM.

CHAIRMAN
21st March 2016