

**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 10TH AUGUST 2015 AT 7.00 PM**

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

Non Committee Members: Cllr J. Anderson, Cllr T. Belford and Cllr P. May

Also present: Mrs E. Hunt – Deputy Clerk
18 members of the public

PL/022/15 - APOLOGIES FOR ABSENCE

There were none.

PL/023/15 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

Cllr T Belford declared a non-pecuniary interest in item 5 -15/0496/OUT on the agenda as a member of Northwick Park Academy Trust.

PL/024/15 - 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

Cllr P Greig asked members of the public if they would consider reconvening on application 15/0496/OUT in order to accommodate more members of the public and following discussions decided to extend the public forum to a period of twenty minutes.

Cllr A Acott advised that as Borough Councillor for East Ward he had spoken with the neighbouring residents to the Holbeck Road application and that many were in favour of this development as this plot had been derelict for some time. Cllr A Acott advised that there were some concerns that were highlighted to him which included the size of the properties proposed for the plot, neighbours felt that the plot would be overcrowded. There are parking concerns for Temptin Avenue as it is a very narrow road and could cause congestion. There could also be access issues for the proposed one bedroom property as the two houses directly opposite currently park their cars in the road.

Resident No1 of Laars Avenue advised members that the drainage from the Camperdown Road property currently drains to 17 Laars Avenue along with a number of other neighbouring properties also joining the drainage at this address and was concerned over additional occupancies at Camperdown Road causing drainage issues. Resident No 1 asked members who would be responsible for any drainage blockages that could be caused. Cllr P Greig advised the resident that any drainage issues would be the responsibility of Anglian Water.

Resident No2 of Laars Avenue advised members of his concern over the number of additional cars that this development could bring to the neighbouring streets. He advised that there are currently a number of cars already parking in Laars Avenue from this property and if the occupancy levels increase there it could cause congestion.

Resident No3 who lives directly opposite the development in Camperdown Road advised members that he was also concerned over the number of additional cars that this development could bring. He explained that there could be potentially a minimum of 8 additional cars brought to this street and should the occupancy of this property be two persons per room it could potentially bring an additional 16 cars to the street. He was also concerned about waste management. He explained that there will be a large amount of waste produced and as the current frequency of collections is fortnightly this could potentially become a health and safety concern. Cllr M Tucker advised the resident that on visiting the property today that he had noticed that there are currently two large industrial bins located at the side of this

property and explained that as the development was purchased by the Borough Council that waste management should be suitably controlled by them.

Resident No1 of Laars Avenue expressed concerns of antisocial behaviour and asked if there was an out of hours contact telephone number that residents could call to report any incidents. Cllr P May advised that there is an out of hours number that residents could call.

Resident No 2 of Laars Avenue asked members who would be responsible for the adjoining fence to the property. Cllr M Tucker advised that the responsibility for the fence would be outlined in the title deeds to each property so whoever is currently responsible for this fence would continue to be.

Mr Bracci raised concerns that the application for the development of the land East of Canvey Road had been identified as Green Belt in the Draft Local Plan so should not be considered for development and could cause a considerable level of harm to the Green Belt if there is unrestricted encroachment of the land. He also explained that the land East of Canvey Road falls within the SSSI impact zone. Mr Bracci explained to members that the application outlines their intention to raise the land at this location by moving 100,000 m³ of material to the site taking approximately 10,000 lorry movements and was concerned that by raising the land it would increase the flood risk to surrounding areas.

Mr Tomms asked members how he could convey his objection to building on Green Belt to have maximum impact. Cllr J Anderson advised that historically members of the public had presented the Borough Council with a petition to protect Green Belt land and attended at the planning meetings at the Borough Council offices which had proven effective. Cllr J Blissett advised Mr Tomms that she had a contact who could assist him with writing a letter of objection. Cllr C Letchford advised that he had printed off copies for the public of a document drafted by Rebecca Harris MP which gave useful advice for planning objections.

Mr Sawkins explained to members that the application was premature as the site had been identified in the Draft Local Plan. Quoting directly from the Draft Local Plan he explained that the application was in direct contradiction to Housing Strategy Policy H1 (2) which states that the supply of homes must be aligned with the provision of infrastructure to meet the needs of a growing population and increased traffic on the road network (4) which states that homes will be delivered in sustainable locationsand ensure that strategic function of the Green Belt are retained and 4(b) ...the enhancement of Green Infrastructure network to offer a range of environmental benefits including management of the impacts on and impacts of climate change. He added that the Draft Local Plan was in reverse of this policy and was also concerned that none of the Environment Agencies recommendations had been included in the Draft Local Plan.

PL/025/15 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON 27TH JULY 2015

The minutes of the committee meeting held on the 27th July 2015 were **CONFIRMED** and signed as a true record.

PL/026/15 – TO CONSIDER AND COMMENT ON PLANNING APPLICATION:

- **15/0544/FUL – CASTLE VIEW LODGE, 2 CAMPERDOWN ROAD, CANVEY ISLAND, ESSEX, SS8 – CHANGE OF USE FROM 8 BED B&B TO HOUSE IN MULTIPLE OCCUPATION CONSISTING OF 8 BEDSITS.**

Members discussed the application submitted and **RESOLVED** to object to this application 5 – 1 for the following reasons.

- Over development due to replacement of the existing dwelling with multiple dwellings.
- Knowledge of existing drainage issues in this road.
- Health and safety risk of multiple occupancies.
- Concerns over adequate fire precautions for multiple occupancies.
- Concerns over waste management.
- The adverse impact on the existing residential area due to insufficient parking provision.

- **15/0500/FUL – 19 HOLBECK ROAD, CANVEY ISLAND, ESSEX, SS8 8NT – DEMOLISH EXISTING DWELLING, ERECT PAIR OF SEMI-DETACHED DWELLINGS AND FORM NEW VEHICULAR ACCESSES TO HOLBECK ROAD AND TEMPTIN AVENUE.**

Members discussed the application submitted and **RESOLVED** that although there was no objection to the development of this plot there were concerns that the site was being over developed leaving very little amenity space and that the Urban Drainage Study was still to be completed and findings reported.

- **15/0496/FUL – LAND TO THE EAST OF CANVEY ROAD, CANVEY ISLAND, ESSEX – ERECT UP TO 275 NEW HOMES AND RETAIL/COMMUNITY FACILITIES (USE CLASSES A1, A2, A3, A4, A5, C2 AND/OR D1) WITH NEW ROUNDABOUT JUNCTION ONTO A130 CANVEY ROAD, ASSOCIATED PARKING, OPEN SPACE, ECOLOGICAL ENHANCEMENTS, LANDSCAPING, DRAINAGE AND FLOOD MITIGATION MEASURES (OUTLINE)**

Members discussed the application submitted and unanimously **RESOLVED** to object to this application for the following reasons.

- Major infrastructure improvements are required due to the significant impact of this development to the surrounding infrastructure.
- The New Local Plan has yet to go out for consultation and should be considered before large developments are approved due to the impact to the surrounding areas and existing infrastructure.
- The site has been identified as Green Belt in the Draft Local Plan.
- There are no cycle lanes to support the suggestion of other forms of transport and cycle provision and therefore the current infrastructure of the island is insufficient and would be contrary to Planning Policy T4 of the adopted Local Plan.
- Overdevelopment and raising of the ground level in an area deemed as a high flood risk.

The meeting closed at 8.40 pm.

CHAIRMAN

07th September 2015