

**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 22ND FEBRUARY 2016 AT 7.00 PM**

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

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

Also present: Mrs E. Hunt – Deputy Clerk
6 member of the public

PL/070/15 - APOLOGIES FOR ABSENCE

There were none.

PL/071/15 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

There were no declarations of interest.

PL/072/15 - 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 A Acott advised members that he had been contacted by neighbouring residents of both the application sites being discussed and that they had no complaints about the development of either site.

Cllr A Acott explained that he had been informed that the property in Northfalls Road had been vacant for approximately 50 – 70 years and that this had attracted a number of incidents of antisocial behaviour.

Cllr A Acott advised that the property in Gafzelle Drive had only been vacant for a number of months and was of the understanding that the previous owner had passed away and that the property had been sold on.

Cllr A Acott advised members that there were concerns raised about the presence of asbestos in the construction of the two properties and requested that a request for further investigations be made into this.

Cllr A Acott added that he had been asked by the residents that bound the sites to be informed prior to the demolition works being carried out as they suffer from breathing difficulties and would like to be able to either close windows or leave their property for the day until the dust from the demolition settles.

PL/073/15 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON 18TH JANUARY 2016.

Cllr C Letchford advised members that he had read an article in the local paper relating to the request received to grant protected status for the King Canute. He informed members that it had been reported in the article that the Borough Council had been unaware of the request and asked the Deputy Clerk for clarification on whether she had contacted them and also asked if she had received confirmation on the plan for the whole site yet.

The Deputy Clerk confirmed that the article had not come out of the Town Council office, however, she had written to the Head of Regeneration and Homes to seek the Borough Councils support in progressing an application to the Government Minister to grant protected status to the King Canute Public House and was awaiting a response.

Cllr C Letchford commented that he had spoken with Cllr R Howard and was advised that he had not heard from the Town Council in respect of progressing an application. The Deputy Clerk clarified that the request made at the last meeting was for the Town Council to support an application not to make the application to the Government Minister.

Cllr Letchford advised members that the request he made was for the Town Council to make contact with Cllr R Howard to ask him to progress the application for protected status on the King Canute.

The Deputy Clerk advised that she had been awaiting a response back from the Borough Council before writing to Cllr R Howard confirming the council's support of the application.

Cllr M Tucker asked if the Deputy Clerk could write to Cllr R Howard advising that the Town Council supported the application to grant protected status to the King Canute Public House and was awaiting a response from the Borough Council on their support. Cllr C Letchford asked if she could write to the Borough Council to also seek clarification on the plan for the site as a whole.

Members **RECOMMENDED** that the Deputy Clerk write to Cllr R Howard advising that the Town Council supported the application to grant protected status to the King Canute Public House and was awaiting a response from the Borough Council on their support. Members also **RECOMMENDED** and that she write to the Borough Council seeking clarification on the plan for the site as a whole.

The minutes of the committee meeting held on the 1st February 2016 were **CONFIRMED** and signed as a true record.

PL/074/15 – TO CONSIDER AND COMMENT ON PLANNING APPLICATION:

- **16/0053/FUL – 34 GAFZELLE DRIVE, CANVEY ISLAND, ESSEX, SS8 7NA – DEMOLISH EXISTING DWELLING AND CONSTRUCT TWO DETACHED HOUSES WITH PARTIALLY INTEGRAL GARAGES AND VEHICULAR ACCESS TO GAFZELLE DRIVE**

Members discussed the application submitted and the holding objection made by the Environment Agency in respect of flood risk grounds and **RESOLVED** to object to the development of this plot for the following reasons:

- The residual flood risk assessment is incorrect.
- The fluvial flood risk has not been assessed nor mitigated against with either flood warning nor evacuation plan.

- **16/0051/FUL – 1 NORTHFALLS ROAD, CANVEY ISLAND, ESSEX, SS8 7QQ – DEMOLISH EXISTING DWELLING AND CONSTRUCT TWO SEMI-DETACHED HOUSES WITH ASSOCIATED FACILITIES INCLUDING PARKING, GARDEN AREAS AND FENCING**

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

- Over development due to the replacement of the existing dwelling with multiple dwellings.
- Adverse impact on the existing infrastructure.
- Adverse impact on the existing residential area due to insufficient parking provision.
- Knowledge of existing drainage issues.

The meeting closed at 7.28 PM.

CHAIRMAN