

**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 24th SEPTEMBER 2018 AT 6.45 PM**

PRESENT: Cllr P Greig, Cllr B. Campagna, Cllr N. Harvey and Cllr M. Tucker

Also, present: Mrs E De Can – Town Clerk
Ms A Ruskin – Planning Officer
4 members of the public

PL/022/18 - APOLOGIES FOR ABSENCE.

All members were present.

PL/023/18 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

No declarations of interest were received.

PL/024/18 - 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 17/0475/FUL and raised concerns regarding the inadequate advertising of this proposal existing of just two posters advising residents of the Section 247 which were not at the beginning of Gifhorn Road but at the junction of Holbek Road. The resident advised that most of the elderly residents had no idea that the planning application had been passed. She also commented that Canvey is fairly unique in the availability of these valuable wide walkways that allow residents especially young children to travel safely across the Island and avoid busy traffic areas and roads. Gifhorn Road offers a safer route to school, to and from the High Street and to the Smallgains field, avoiding the narrow inadequate pavements of Smallgains Avenue. She also felt that a narrow footpath will not provide the same purpose but will encourage litter, dog fouling, crime and anti-social behaviour.

Cllr C. Sach, Castle Point Borough Councillor for East Ward requested to speak on item 17/0475/FUL commenting that the land in question is not an irregular shape but a square which connects with other highway verges in the area. Cllr Sach also had concerns that the local children using this area for playing under a watchful eye of their parents will be disadvantaged as there will be nowhere for them to play. She also had concerns that this area is a critical drainage area and if it is removed this could lead to further flooding. She also raised an issue of utilities under the under this grassed area which could be a problem if access was needed.

A resident requested to speak on planning application 18/0793/FUL and raised concerns that the property is lower than the public highway and that the application was very limited for information.

PL/025/18 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON 3RD SEPTEMBER 2018.

The minutes of the committee meeting held on the 3rd September 2018 were **CONFIRMED** and signed as a true record.

PL/026/18 – TO CONSIDER AND COMMENT ON PLANNING APPLICATIONS:

18/0776/FUL - 24 OXFORD ROAD CANVEY ISLAND ESSEX SS8 7SJ - DEMOLISH EXISTING PROPERTY AND CONSTRUCT A PAIR OF SEMI-DETACHED DWELLINGS WITH ASSOCIATED FACILITIES (REVISED APPLICATION)

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 proposed development is out of character with the current street scene as the existing plot is predominately surrounded by bungalows.
- Over overdeveloped of this site and not adequate for two semi-detached dwellings
- The committee had raised concerns regarding adequate parking provision.
- Concerns were raised regarding the insufficient evidence on the application of the provision of drainage.

18/0475/FUL - TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 247 PROPOSED STOPPING UP OF HIGHWAY AT LAND ADJACENT TO 96 SMALLGAINS AVENUE, CANVEY ISLAND, ESSEX, SS8 8LB

Members discussed Order 201 and **RESOLVED** to object to the proposal for the following reasons:

- Loss of a well-used amenity space of an informal activity area for children and recreation.
- The proposal of a narrow pathway will encourage dog fouling, litter, anti-social behaviour and crime.
- Canvey Island has critical drainage issues and is a **flood zone 3**. Such green spaces assist with existing drainage issues in a natural way without the need for drainage systems.
- Concerns were raised that local residents will not object to this proposal as the advertising by the developer was inadequate and many residents who are elderly are not aware of this order.
- Canvey Island is fairly unique in the availability of these valuable wide walkways that allow residents especially young children to travel safely avoiding busy traffic areas and roads.
- Grifhorn Road offers a safer route to school, to and from the High Street and to the Smallgains field, avoiding the narrow inadequate pavements of Smallgains Avenue.

18/0793/FUL - 27 CRAVEN AVENUE CANVEY ISLAND ESSEX SS8 0BY - CONSTRUCTION OF 2NO. DWELLINGS WITH INTEGRAL GARAGES

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

- The committee members raised concerns that the submitted plans are inadequate and unreadable.
- The proposed development is over dominance to the adjacent properties and will therefore be detrimental to the surrounding residential properties.
- Local knowledge of the current drainage issues in this area.

The meeting closed at 7.28 pm

CHAIRMAN