



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 1 NOVEMBER 2011
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Julie Jones-Evans (Vice Chairman in the Chair), Reg Barry, Vanessa Churchman, Paul Fuller, John Hobart, David Knowles, Susan Scoccia, Arthur Taylor, Jerry White
Also Present (non voting)	Cllrs Ian Ward, Margaret Webster
Officers Present	Jean Chambers, Ben Gard, Mike Gildersleeves, Trevor Pointon, Phil Salmon, Stuart Van-Cuylenburg, Andrew White, Simon Wiggins
Apologies	Cllr Richard Hollis

11. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [27 September 2011](#) be confirmed.

12. [Declarations of Interest](#)

Cllr Jerry White declared a personal interest in Minute 13 (5) – 105 and 107, Broadway, Sandown, Isle of Wight, as he knew one of the applicants.

Cllr Paul Fuller declared a personal interest in Minute 13 (1) – Gurnard County Primary School, 27 Cockleton Lane, Cowes, Isle of Wight, as he was the local member.

13. **Report of the Head of Planning and Regulatory Services**

Planning Applications and Related Matters

Consideration was given to items 1 – 5 of the report of the Head of Planning and Regulatory Services.

RESOLVED :

THAT the applications be determined as detailed below :

The reasons for the resolutions made in accordance with Officer recommendation were given in the Planning report. Where resolutions are made contrary to Officer recommendation the reasons for doing so are contained in the minutes.

A schedule of additional representations received after the printing of the report were submitted at the beginning of the meeting and were drawn to the attention of Members when considering the application. A note is made to that effect in the minutes.

Application: [TCP/16760/B and CAC/16760/A](#)

Details: Demolition of dwelling; Construction of 3 storey building to provide 5 flats; car parking.

and

Conservation Area Consent for demolition of dwelling;
Construction of 3 storey building to provide 5 flats; car parking.

5 Marine Parade, Ventnor, Isle of Wight.

These applications were deferred by officers prior to the meeting to allow for further clarification on aspects of the submitted plans.

(Items 2 and 3)

Application: [TCP/30006/A](#)

Details: Demolition of school; outline for 7 dwellings with parking.

Gurnard County Primary School, 27 Cockleton Lane, Cowes, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 28 October 2011.

Additional Representations: Additional detail had been submitted by the agent in regard to the loss of the school facility, and lack of justification to retain a community use for the site. It was clarified that the building was deemed surplus following a relocation of the school to a former middle school site under the school reorganisation programme. Furthermore, an extensive public consultation had been undertaken, with the feeling being that the existing WI Hall, Scout Hut and Sailing Club sufficiently met the communities' needs.

Members were further advised that the published report should have made reference to the Gurnard Parish Plan and a summary of salient points were highlighted by officers.

Comment: The Local Member Cllr Paul Fuller spoke on this item, but in accordance with paragraph 22 of the code of practise, in the Council's Constitution, he was unable to vote.

Members were heartened to note the retention of the extensive hedgerow forming a natural boundary to the site and the inclusion of a new footpath linking to the orchard and playing fields beyond. They raised concern in regard to with whom the responsibility for the ongoing maintenance of the hedgerow fell, officers stated that this could be incorporated through an adjustment to condition 14, which covered landscaping issues.

Decision:

The Committee had taken into consideration and agreed with the reasons for the recommendation as set out under paragraph entitled Justification for Recommendation of the report and resolved:

THAT the application be approved.

Conditions:

Condition amendments:

14 – Notwithstanding the submitted details, no development shall take place until full specification of a hard and soft landscape scheme for the site has been submitted to and approved in writing by the Local Planning Authority. These details shall be based upon the "Generic Landscaping Planting Proposals" submitted with the application and shall include a schedule of plants, noting species, plant sizes and proposed numbers/densities, an implementation programme and an ongoing management plan. Planting shall be carried out in accordance with the agreed details. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance of the development is satisfactory and to comply with policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan

(Item 1)

Application:

[TCP/30680](#)

Details:

Formation of vehicular access and hardstanding.

105 and 107, Broadway, Sandown, Isle of Wight

Site Visits:

The site was visited by members of the Planning Committee on Friday, 28 October 2011.

Public Participants:

Mr Davies (Applicant)

Additional Representations: The applicant had submitted a statement to rebut officers' assessment of the planning application, these were summarised although the content had not led officers to change their recommendation.

Comment: As the Local Member Cllr Heather Humby was unable to attend and had a possible personal interest, the adjacent member Cllr Ian Ward spoke on her behalf.

There was some discussion in regard to the impact on the character and appearance of the area and the possibility of reversing from the main highway onto the proposed hardstanding, noting the ample visibility. Members were further mindful that whilst each application must be considered on its merits, the outcome might influence further applications.

Decision: The Committee had taken into consideration the reasons for the recommendation as set out under paragraph entitled Justification for Recommendation of the report:

A proposal was put forward to approve the application. In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation

For (4)

Cllrs Vanessa Churchman, David Knowles, Arthur Taylor, Jerry White.

Against (5)

Cllrs Reg Barry, Paul Fuller, John Hobart, Julie Jones-Evans, Susan Scoccia.

The motion to approve the application fell.

A further proposal to refuse the application was put forward.

RESOLVED:

THAT the application be refused

Reasons: As per report
(Item 5)

Application: [TCP/30727](#)

Details: Alterations and conversion of former community hall to form two dwellings (Revised plans and additional information).

St James Hall, Falcon Road, East Cowes, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 28 October 2011.

Additional Representations: Further plans had been submitted proposing alterations to the appearance of the existing single storey extension, including overcladding in matching brick and incorporation of parapet detailing to draw attention away from the flat roof. It also proposed replacing window frames with timber casements and additional window surround features. The submission of these revised plans had led officers to require a small adjustment to condition 2.

Comment: The Local Member, Cllr Margaret Webster, spoke on this item. There was some debate regarding parking provision balanced against amenity space for the two properties. Members also sought assurance that the removed stain glass panels would continue be available should any repairs to those remaining in situ be required.

Decision: The Committee had taken into consideration and agreed with the reasons for the recommendation as set out under paragraph entitled Justification for Recommendation of the report and resolved:

- i) THAT the application be approved.
- ii) THAT an informative be supplied to the applicant to highlight committees request of the retention of any surplus window panels for use for repairs to those retained.

Conditions: Condition amendments:
2 - The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbered 63-04 B, 63-05 B, 63-06 B, 63-07 C, 63-08 C, 63-10, 10.4.00 and the details contained within the Design and Access and Heritage Statement (including addendum) submitted with this application.

Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan

(Item 4)

14. **Members' Question Time**

Cllr Susan Scoccia asked if officers were able to supply all elected members with any documentation in regard to the installation of solar panels, as there had been a marked increase in requests for advice from residents. The Deputy Head of Planning stated that guidance did exist and that he would ensure all members were in receipt.

CHAIRMAN