

Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	WEDNESDAY, 1 APRIL 2009 COMMENCING AT 5.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), Henry Adams, Wendy Arnold, William Burt, George Cameron, Mike Cunningham, Roger Dixcey, John Hobart, Gill Kennett, Muriel Miller, Lady Pigot, Susan Scoccia, (2 Vacancies)
Also Present (non voting)	Cllr George Brown
Officers Present	Stuart Love, Julie Martin, Dave Moore, Wendy Perera, Phil Salmon, Peter Taylor, Justin Thorne, Sarah Wilkinson

50. **Declarations of Interest**

There were no declarations received at this stage.

51. **Report of the Head of Planning Services**

Planning Applications and Related Matters

Consideration was given to item 1 of the report of the Head of Planning Services.

RESOLVED :

THAT the application be determined as detailed below :

The reasons for the resolution 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/10727/N](#)

Details: Full planning permission for reconstruction and realignment of part of existing river wall; reconstruction, realignment and associated landscaping of Stag Lane and improvements to junction of Stag Lane with the A3020; outline planning permission for commercial use (B1 and B2/B8 use classes), car parking, access, re-grading of site, engineering and associated works

West Medina Mills, Stag Lane, Newport, Isle of Wight

Site Visits: This site was visited by members of the Planning Committee on Wednesday, 1 April 2009.

Public Participants: Mr Peter Cusdin (SEEDA) (Applicant)

Additional Representations: An additional letter of objection had been received.

Newport Parish Council confirmed they would not be making any further representations.

The following bullet point was omitted in error from paragraph 4.4:

- Supplementary Planning Guidance: Cowes Waterfront A Vision for the Medina Valley (July 2003) includes the site of West Medina Mills within Zone 4: Environmental Priority Area highlighting the site as proposed employment requiring waterfront access.

Key economic opportunities for this zone include:

- A low cost/low intensity facility for boat maintenance, repair and storage at the SARO site;
- Provision of new employment work space at West Medina Mills, particularly for uses requiring waterfront access;
- Continued development of the successful St Cross Business Park for offices, high tech manufacturing, and employment; and
- Improved access to the sites via a new river bus.

The figures contained with paragraph 6.2.1 should read as follows not as presented in the report:

‘...the highest degree of saturation being 81.7% for the 2018 scenario with the development included this represents a reserve capacity of 10.2% for the whole junction.’

Comment:

Questions were raised regarding the comparative height of the proposed building and existing buildings in and around the Medina Estuary. Comparative heights of buildings were provided including the Cowes Crane, the Columbine Building East Cowes and the existing Vesta's factory building.

A question was raised regarding the phasing of development if approved to which officers provided answers.

A question was raised regarding noise surveys and the impacts on residents and other land users. Officers confirmed that a noise survey had been submitted as part of the Environmental Statement and that further data would need to be submitted at reserve matters stages.

There was some question relating to the ownership of Stag Lane for which legal advice was given.

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 conditional permission be granted.

Conditions:

Condition 9 to be amended to read as follows :

9. Approval of details of the appearance and landscaping (hereinafter called "the reserved matters) shall be obtained from the Local Planning Authority in writing before any development of the building is commenced.

Reason: In order to secure a satisfactory development and be in accordance with Policies D1 (Standards of Design) of the Isle of Wight Unitary Development Plan and Planning Policy Statement 1: Delivering Sustainable Development

As per report (Item 1)
