

Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 1 MAY 2012 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Clrs Richard Hollis (Chairman), Reg Barry, Vanessa Churchman, Paul Fuller, John Hobart, Julie Jones-Evans, David Knowles, Susan Scoccia, Arthur Taylor, Jerry White
Also Present (non voting)	Clrs George Brown, Chris Welsford
Officers Present	Jean Chambers, Russell Chick, Ben Gard, Bill Murphy, Alan White, Simon Wiggins, Stephen Wiltshire

33. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [4 April 2012](#) be confirmed.

34. [Declarations of Interest](#)

Cllr Richard Hollis declared a personal interest in Minute 36 (1) – Winter Gardens, Pier Street, Ventnor, Isle of Wight, as he had met the daughter of one of the objectors whilst on holiday.

Cllr Richard Hollis declared a personal interest in Minute 36 (4) – Catholic Church, Seafield Road, Seaview, Isle of Wight, as he knew the son of one of the objectors.

Cllr Paul Fuller declared a personal interest in Minute 36 (4) - Catholic Church, Seafield Road, Seaview, Isle of Wight, as he knew one of the objectors.

35. [Public Question Time](#)

A question was put to the Chairman from Dr Yelland in relation to three currently active wind turbine applications. The Chairman was asked as to whether the members of the Planning Committee would be conducting a site

visit to a similar scheme, suggesting Fullabrook Wind Farm, Devon, to experience the effects on residents and the landscape.

The Head of Planning and Regulatory Services responded on behalf of the Chairman. He confirmed that when the Planning Committee considered any form of development, where appropriate a site visit would be arranged and if required one to a similar scheme to assist members in their decision making. In regard to the three applications mentioned, officers would need to make a judgement as to if a site visit was appropriate before the application came to committee.

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

(a) **Planning Applications and Related Matters**

Consideration was given to items 1 – 6 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/14651/C](#)

Details: Alterations including significant structural repairs and maintenance to upgrade and improve existing buildings facilities; two and three storey side extensions to form 37 bedrooms and associated facilities; hard and soft landscaping - (Revised plans including changes to eastern external staircase, undercroft garage; additional information)(readadvertised application).

Winter Gardens, Pier Street, Ventnor, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 27 April 2012.

Public Mr John Allen (Objector)

Participants: Mr Jonathan Manser (Agent)

Additional Representations: Since circulation of the report, the agent had submitted additional information to justify the level of on-site parking. This

had included a detailed parking assessment that had investigated the availability of spaces in public car parks close to the site. The Highway Officer had assessed the information and concluded that there would be sufficient provision.

Comment: The Local Member, Cllr Chris Welsford, spoke in favour of the application.

Members sought clarification in regard to monitoring of the surrounding highway prior and during construction. Officers highlighted that details in regard to ground stability had been submitted with the application and that a solution to counter any further increase in ground loading had been supplied.

It was further confirmed to members that whilst Southern Water had not objected to the application, an informative would be placed on the decision notice requesting the applicant contact them to apply for connections to the public systems.

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: Since the committee report had been published, Officers had received advice on the proposed wording for conditions and recommended the conditions as printed be superseded as follows:

Revised Conditions

1) The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3) No development shall take place until a scheme of drainage, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be implemented fully in accordance with the approved details before the premises are brought into use.

Reason: To ensure that surface water run off is satisfactorily accommodated, to prevent future ground instability and to comply with the advice contained within the National Planning Policy Framework.

- 6)** Before any development commences on site details of the construction and materials to be used to form the hard surface areas within the development site including any pathways, vehicle access and turning areas shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order to maintain and enhance the character and appearance of the building and surrounding area, to comply with the advice contained within the National Planning Policy Framework and to comply with the requirements of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy.

- 14)** Before any works commence on site, a traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. The traffic management plan shall indicate the proposed routing of all construction traffic accessing the development hereby approved, and the measures proposed to be implemented to reduce the overall impact of construction traffic movements associated with the development. The plan shall be strictly complied with, unless prior written consent has been granted by The Local Planning Authority.

Reason: In the interests of the amenities of the area, to prevent congestion, in the interests of highway safety and to comply with the requirements of policy DM17 (Sustainable Transport) of the Island Plan Core Strategy.

- 15)** Before any works commence on site, the Local Planning Authority shall be notified of the intended hours for deliveries and dispatches, to the development and once agreed shall be restricted to those hours thereafter. The use shall not commence until these hours have been agreed in writing with the Local Planning Authority. Thereafter, no deliveries to and dispatches from the premises shall take place outside of the agreed times.

Reason: In the interest of the amenities of the area in general and to comply with the advice contained within the National Planning Policy Framework.

- 16)** Before the use hereby authorised commences, the Local Planning Authority shall be notified of the

intended business hours of the premises. The use shall not commence until these hours have been approved, or amended as necessary, by the Local Planning Authority. The premises shall only be open to the public during the agreed hours.

Reason: In the interest of the amenities of the area in general and to comply with the advice contained within the National Planning Policy Framework.

(Item 1)

Application: [TCP/0804/U](#)

Details: 4 storey building to form 3 flats with retail unit on ground floor (Further revised scheme)(Readvertised application).

The Mill Bay Inn, Esplanade, Ventnor, Isle of Wight

Site Visits: The site was visited by members of the Planning Committee on Friday, 27 April 2012.

Public Participants: Mr Glen Hepburn (Objector)
Mr Chris Mortimer (Applicant)

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

Members debated the proposed colour scheme for the rendered elements of the application and if it would be appropriate in the surrounding area.

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: During the Officers presentation they alluded to a minor typographical error within condition 5. Where it referred to the Town and Country Planning Use Classes Order, it should be followed by 1987 and not 2008.

(Item 2)

Application: [TCP/30888](#)

Details: Alterations and conversion of existing building to form two dwellings; parking.

Shorwell Youth Club, Fine Lane, Shorwell, Newport, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 27 April 2012.

Comment: Members asked in regard to external lighting, building materials and proposed construction of the parking areas. Officers advised that those areas of concern could be controlled through attaching appropriate conditions.

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: Revised Conditions:

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Additional Conditions

- 10) No development shall take place until details of external lighting for the units hereby approved have been submitted and agreed in writing by the Local Planning Authority. Details shall include measures to prevent light pollution within the surrounding Area of Outstanding Natural Beauty.

Reason: To preserve the character of the Area of Outstanding Natural Beauty and to comply with the requirements of policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

- 11) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details for the removal of the existing hard surfacing to the rear of the site and its replacement with soft landscaping, details of surfaces for access, turning and parking areas including details of SuDs should ground conditions allow. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants; noting species, plant sizes and proposed numbers/densities; and an implementation programme. The agreed details shall be carried out in accordance with the agreed details before the approved units are occupied.

Reason: To provide suitable garden areas for occupants of the approved dwellings, in the interests of the visual amenity of the area, to reduce the risk of localised flooding and to comply with policies DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

(Item 6)

Prior to consideration of this item, Cllr Arthur Taylor declared a personal interest, as he knew one of the objectors.

Application: [TCP/30638/B](#)

Details: Demolition of church; construction of detached dwelling; detached garage/boat store with pergola; vehicular access and parking (revised scheme).

Catholic Church, Seafield Road, Seaview, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 27 April 2012.

Public Participants: Mr Dominic O'Donoghue (Objector)
Maureen Atkinson (Objector)

Comment: There was some discussion on the loss of a community building and whether the justification for the loss was acceptable particularly when considering policy DM7 of the Island Plan Core Strategy – Social and Community Infrastructure. Members were of the view that there was further scope for consultation between the Diocese and parishioners.

Members further questioned if the proposal met the local housing needs of the community and if smaller low cost/social housing would be more appropriate. Members were also concerned about the proposed works to the rear wall to the application.

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

THAT the item be deferred.

Reasons: To allow Officers to raise the concerns of the committee with the applicant and to request further information in regard to community use.

(Item 4)

Application: [TCP/22950/A](#)

Details: Demolition of redundant buildings, 4 detached houses with parking; alterations to vehicular access (revised plans) (readvertised application).

Popes Farm, High Street, Newchurch, Sandown, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 27 April 2012.

Comment: Members sought clarification regarding the heritage value of the agricultural buildings proposed for demolition and the impact of the proposed building materials on the surrounding area.

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

- i) THAT plots 1 and 2 be deferred.
- ii) THAT plots 3 and 4 be approved.

Conditions: Since the committee report had been published, Officers had revised the proposed conditions to reflect the Island Plan Core Strategy. These revised conditions are shown as [appendix A](#) to these minutes, forming a part thereof.

Reasons: To allow Officers to discuss with the applicant revisions to plots 1 and 2, to overcome the concerns of the committee in regard to materials, impact on listed buildings and the character of the surrounding area.

(Item 5)

Application: TCP/15490/D

Details: Retention of residential accommodation consisting of two linked caravans and a timber extension; alterations to vehicular access (revised scheme).

Sunnyside, Carpenters Road, St. Helens, Ryde, Isle of Wight

This application was deferred by officers prior to the meeting to seek further clarification from the Applicant.

(Item 3)

(b) **25 Ward Avenue, Cowes, Isle of Wight.**

This report was deferred by officers prior to the meeting to allow further discussions in regard to the S.106 agreement.

(c) **End of Year report (Year 11/12) on the outcome of Planning Appeals.**

Members considered the report demonstrating the total year outcome of Planning Appeals 2011/12.

The Committee noted that 104 appeals had been determined during 2011/12 compared with 118 in the previous year. In regard to performance against the national average, which was 32% of appeals being allowed, the authority had performed well coming under at 31.5%. It was highlighted that this remained above the Government target of 30%, but was a 5% improvement on the previous year's performance.

Officers highlighted significant improvement in regard to household appeals in the second part of the year, stating that of the three appeals lodged since March 2012, no decisions had been overturned. Furthermore, Officers believed that with the adoption of the Island Plan Core Strategy, this would give a further policy based foundation to the Planning Committees decision making.

RESOLVED:

THAT the report be noted.

37. **Members' Question Time**

Cllr Julie Jones-Evans asked a question relating to the temporary 12 month permission given to the upper car deck of the Sainsbury store as granted in December 2011 and to whom to supply representations.

Officers advised that any information/evidence for consideration should be submitted to Planning Officers.

Cllr Reg Barry asked a question asking that as the Seaview Village Plan had been adopted, would this be taken into consideration with applications in the area. Officers stated they would need to check it had been adopted and confirmed that if so, it would indeed be taken into account.

CHAIRMAN