



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 15 DECEMBER 2009 COMMENCING AT 4.12 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), Reg Barry, George Cameron, Roger Dixcey, Stuart Dyer, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans, David Knowles, Susan Scoccia, Jerry White
Also Present (non voting)	Cllrs Jonathan Bacon, George Brown, Geoff Lumley
Officers Present	Paul Bakewell, Helen Miles, Bill Murphy, Wendy Perera, Phil Salmon, Alan White, Andrew White, Simon Wiggins, Sarah Wilkinson, Stephen Wiltshire

31. [Minutes](#)

Minute 23 of 24 November 2009 Minutes - should read Cllr Richard Hollis declared a personal interest and was advised a prejudicial interest. He was not present during the discussion or voting thereon.

RESOLVED :

THAT following the above amendment the Minutes of the meeting held on [24 November 2009](#) and [3 December 2009](#) be confirmed.

32. [Declarations of Interest](#)

Cllr Julie Jones Evans declared a personal interest in Minute 33 (1) – Land to the south east of Newport, between and including part of Staplers Road and, St Georges Way, Newport, as a relative lived within the vicinity of the application site.

The Chairman stated in regard to Minute 33 (8 and 9) – Newclose Cricket Ground, Blackwater Road, Newport, the Isle of Wight Conservative Association were corporate members of the Cricket Ground and that no individual members of the Planning Committee were members. Upon advice given there was no need to declare a personal interest in this item.

33. Report of the Head of Planning Services

Planning Applications and Related Matters

Consideration was given to items 1 - 9 of the report of the Head of Planning 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.

During the debate on this item Cllr Geoff Lumley declared a personal interest, as he was a member of the Medina Housing Association Board, which was part of the Spectrum Group, who was a partner in the application. He further declared a personal interest as a member of the board of the Pan Neighbourhood Partnership.

Cllr John Hobart declared a personal interest, as he was a member of the board of the Medina Housing Association.

Application: [TCP/29834](#)

Details: Residential development of 846 residential units with an associated network of roads, public footpaths and cycleways including new junctions to St. Georges Way and Staplers Road. The creation of landscaping, public open spaces, a country park, biomass centre, visitors centre, recycling points and rangers station (revised plans)(minor changes to on-site highway layout)(readvertised application).

Land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 11 December 2009.

Public Participants: Mr Chris Hougham (On behalf of Newport Parish Council)

Additional Representations: Four additional letters of objection had been received. Fishbourne Parish Council had raised concerns in regard to traffic flows in and out of the proposed development. Cllr Geoff Lumley had submitted comments on behalf of local residents and had raised further concerns as the local member. The points raised were covered within the report.

Comment:	The local member, Cllr Geoff Lumley, spoke on this item. Members raised points in regard to highway improvements and it was noted that Appendix 1 of the report listed contributions which would be provided as part of the proposal including provision of phased monies to invest in improvements to traffic schemes in Newport.
Amendments:	It was noted on page 48, paragraph 8.1 of the report, after the word above should be inserted “to include for the adoption and undertaking of highway improvement works under Sections 38 and 278 of the Highways Act.
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:	As per report but with the following amendments: <ul style="list-style-type: none"> • Condition 37 – 2nd Line after the words design of the, insert “singular”. (Item 1)

Application:	TCP/19359/H
Details:	Construction of inshore lifeboat station; relocation and rebuilding of public toilets to include access steps to lower esplanade (revised scheme). Bembridge Lifeboat Station, Lane End Road, Bembridge, Isle of Wight.
Site Visits:	The site was visited by members of the Planning Committee on Friday, 11 December 2009.
Public Participants:	Mrs Jacquie Martin (Objector) Mr Richard Weeks (On behalf of the Applicant) Mr Grahame Hall (On behalf of the Applicant)
Additional Representations:	An additional letter of comment had been received from a third party.
Comment:	The local member, Cllr Jonathan Bacon, spoke on this item.
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:	As per report (Item 2)

Application:	TCP/10858/V and CAC/10858/U
Details:	Proposed residential development comprising three/four storey

block of 21 sheltered housing units with landscaping, parking and access off Bellevue Road; part demolition and reconstruction of boundary walls to East Street and Bellevue Road; detached summerhouse (revised site plan).

and

Conservation Area Consent for residential development comprising three/four storey block of 21 sheltered housing units with landscaping, parking and access off Bellevue Road; part demolition and reconstruction of boundary walls to East Street and Bellevue Road; detached summerhouse(revised site plan).

Site of Tilden House, 26 Bellevue Road, Ryde, Isle of Wight.

This application was deferred prior to the meeting at the request of Planning Officers

(Item 3 and 4)

Application: TCP/10446/W

Details: Demolition of 3 bungalows; residential development comprising 13 houses in 3 blocks with parking; closure of vehicular access and construction of new vehicular access, (revised scheme).

Land at north side of school grounds, St Catherine's School, Grove Road, Ventnor, Isle of Wight.

This application was withdrawn prior to the meeting at the request of the applicant

(Item 5)

Application: CAC/10446/V

Details: Conservation Area Consent for demolition of 3 bungalows; residential development comprising 13 houses in 3 blocks with parking; closure of vehicular access and construction of new vehicular access, (revised scheme).

Land at north side of school grounds, St Catherine's School, Grove Road, Ventnor, Isle of Wight.

This application was withdrawn prior to the meeting at the request of the applicant

(Item 6)

Application: [TCP/02068/H](#)

Details: Removal of condition no. 2 on TCP/02068/A: P/02126/06 which states that the cricket pavilion and site should be used only in direct connection as a Gold Standard Cricket ground and the bar and lounge shall not be open to the public other than on match days.

Newclose County Cricket Ground, Blackwater Road, Newport, Isle of Wight.

Site Visits:	The site was visited by members of the Planning Committee on Friday, 11 December 2009.
Public Participants:	Mr Sweetman (Objector) Mr Hardy (Objector) Mr Paul Martin (Supporter) Mr Robin Oulton (On behalf of Arreton Parish Council)
Additional Representations:	Four additional letters of representation had been received to the planning applications at Newclose Cricket Ground. Two of the letters were from the Isle of Wight Chamber of Commerce and the Isle of Wight Decorative and Fine Arts Society and were in support of the application. Two of the letters were from local residents, opposing the proposals. The points raised were covered within the report.
Comment:	None.
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:	As per report (Item 9)
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Application:	TCP/02068/G
Details:	Alterations and conversion of lower ground floor and roofspace to provide additional facilities ancillary to existing use of the cricket pavilion, to include dormer windows on front and rear elevations and balconies with balustrading on front elevation; cupola. Newclose County Cricket Ground, Blackwater Road, Newport, Isle of Wight
Site Visits:	The site was visited by members of the Planning Committee on Friday, 11 December 2009.
Public Participants:	Mr Hardy (Objector) Mr Robin Oulton (On behalf of Arreton Parish Council)
Comment:	Members considered the use of a marquee within the Cricket Club Grounds. The Head of Planning stated that this was not part of the proposal and was allowable as a temporary structure for 28 calendar days a year. Officers agreed to check the permitted development rights for the ground and investigate the limitations of temporary structure consent.
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: As per report (Item 8)

Application: [TCP/12261/E](#)

Details: Demolition of dwelling; proposed detached house with car port and parking and access off Egypt Hill.

Plot 3, Brambles, Egypt Hill, Cowes, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 11 December 2009.

Public Participants: None.

Comment: In compliance with the Council's Constitution the local member, Cllr Paul Fuller, did not vote.

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: As per report (Item 7)

CHAIRMAN