



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 15 FEBRUARY 2011 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), Reg Barry, Stuart Dyer, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans, David Knowles, Susan Scoccia, Arthur Taylor, Jerry White
Also Present (non voting)	Cllr George Brown
Officers Present	Russell Chick, Roy Little, Bill Murphy, Phil Salmon, Justin Thorne, Alan White, Andrew White, Simon Wiggins
Apologies	Cllr Roger Dixcey

35. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [25 January 2011](#) be confirmed.

36. [Declarations of Interest](#)

There were no declarations received at this stage.

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

Planning Applications and Related Matters

Consideration was given to items 1 – 4 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.

Application: [TCP/21952/P](#)

Details: Extension to existing store to provide additional retail floorspace to include mezzanine for siting of restaurant; decked car park to provide additional car parking linked to store by atrium; relocated enclosed service yard; landscaping; delivery times between 0530 hrs - 2330 hrs (revised scheme)(corrected description)(readvertised application) (Revised plans).

Sainsbury's and land adjacent, Foxes Road, Newport, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 11 February 2011.

Public Participants: Mr D McElhannan (Applicant)

Additional Representations: The applicant's agent had submitted a letter in respect of a number of the proposed conditions namely conditions 4 and 10. The agent believed condition 4 did not represent the correct level of retail floor space as shown on the proposed plans.

Furthermore the agent believed that the current wording contained in condition 10 stating that the highway improvements should be undertaken prior to the development of the extension would delay the works to the store and had suggested revised words which changed the emphasis more towards prior to occupation the highways improvements being completed.

Officers had concluded that the suggested alterations to the conditions were acceptable, although they chose not to accept any requested changes from the agent to the timings contained within other conditions.

Comment: Members were advised that the proposed car parking deck would include lighting, which could cause nuisance if illuminated during recognised sleeping hours. Officers suggested an amendment to condition 27, which would require the lighting to be extinguished 30 minutes after the car deck closed, in order to protect the living standards of nearby properties.

Members noted that the proposal would have no further impact on number 27 Sylvan Drive and the noise nuisance for residents of Sycamore Gardens would be mitigated by the inclusion of an acoustic roof to the service yard. Members welcomed the positive impact the application would have on employment, whilst raising concerns about the proposed removal of trees, although this would be mitigated by the extensive planting

scheme.

The Local Member, Cllr Julie Jones-Evans 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.

Amendments:

Officers recommended the following amendments to the proposed conditions:

- (4) - The existing building and the extension hereby permitted shall have a net sales floor space of not more than 4,589 sq metres. Not more than 30% of that floor space shall be used for the sale of durable goods, defined as books, clothing and footwear, electrical items, audio visual equipment, soft furnishings and textiles, hardware and recreational goods unless the Local Planning Authority gives its written consent to any variation. The extension hereby permitted shall not be sold or sub-let separately from the main store.

Reason: To maintain control over the level of floorspace available for the sale of all goods and to comply with Policy R1 of the Isle of Wight Unitary Development Plan.

- (10) - The additional retail floor space hereby permitted shall not be occupied until highway improvements have been completed in accordance with details to be submitted to and approved in writing by the local highway authority to give rise to remodelling of the Hunny Hill / Hunnycross Way signalised junction to provide for three running lanes on the Foxes Road, Hunny Hill and Hunnycross Way arms of the junction including for upgrading of the traffic signals, carriageway widening, footway widening, kerblines realignment and all other associated works based on the principals detailed on drawing no. SSLHUNNY.2/02.

Reason: In the interests of highway safety and to comply with policies TR7 (Highway Considerations) of the Isle of Wight Unitary Development Plan.

- (27) - The first floor car parking deck hereby approved shall be closed to customers between 20.00 hours and 07.00 hours and the associated external lighting shall be switched off half an hour after the closure of the deck.

Reason: To protect the amenities of nearby residential properties and to comply with the advice contained within PPS 23 (Planning and Pollution Control) and PPG 24 (Planning and Noise) and the requirements of policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan.

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, with the inclusion of the suggested amendments to conditions 4, 10 and 27.
(Item1)

Cllr Ivan Bulwer vacated the Chair for this item whereupon Cllr Richard Hollis (Vice Chairman) took the Chair.

Application: [TCP/25555/B](#)

Details: Two storey side extension to form additional living accommodation including juliet balcony on rear elevation at first floor level; decking (revised scheme).

2 Brook Cottages, Sand Path, Ryde, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 11 February 2011.

Public Participants: Mr Paul Stack (Agent)

Additional Representations: Members were advised that the location map contained within the report was incorrect. A revised plan was circulated to committee members.

Comment: Members concluded that there was no uniformity to properties in the surrounding area and noted that no objections to the scheme had been lodged. There was some discussion about the appearance of the rear elevation but on balance members believed this was an acceptable scheme.

The Local Member, Cllr Ivan Bulwer spoke in favour of this application but in accordance with paragraph 22 of the code of practise in the Council's Constitution, he was unable to vote.

Decision: The application was approved contrary to officer recommendation.

In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation.

For (7)

Cllrs Reg Barry, Stuart Dyer, Paul Fuller, John Hobart, Richard Hollis, David Knowles, Arthur Taylor.

Against (3)

Cllrs Julie Jones-Evans, Susan Scoccia, Jerry White

RESOLVED:

THAT the application be approved with the inclusion of standard conditions regarding timescales and materials.

Reasons: Members concluded that the application did not fail to comply with the policy aims of the Isle of Wight Unitary Development Plan.
(Item 3)

Cllr Richard Hollis vacated the Chair and Cllr Ivan Bulwer retook the Chair.

During the debate Cllr John Hobart declared a personal interest, as he knew one of the objectors.

Application: [TCP/12831/D](#)

Details: Demolition of existing two storey extension; proposed new two storey extension and single storey extension to porch; proposed swimming pool (revised description)(redvertised application).

Red Cross Cottage, Salterns Road, Seaview, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 11 February 2011.

Public Mrs M Johnston-Taylor (Objector)

Participants: Mr D Russell (Objector)

Mr Kalaher (On behalf of Seaview Parish Council)

Comment: Officers highlighted that due to the location of the property and the localised flooding with the site, the original report detailed that the materials of the proposed patio area should be constructed of porous materials and the extension should be subject to flood proofing measures. Officers recommended the inclusion of an additional condition to ensure this was adhered to.

The Local Member, Cllr Reg Barry spoke against this item but in accordance with paragraph 22 of the code of practise in the Council's Constitution, he was unable to vote.

Decision: The application was refused contrary to officer recommendation.

In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation.

For (10)

Cllrs Ivan Bulwer, Stuart Dyer, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans, David Knowles, Susan Scoccia, Arthur Taylor, Jerry White.

Against (0)

RESOLVED:

THAT the application be refused.

Reasons: Members believed that the proposed demolition of part of the host building and proposed replacement extension was unacceptable by means of its scale, design, materials and in contrast with the host property. Members concluded the application failed to enhance or preserve the character of a heritage asset within the conservation area.

Members were of the opinion that the application would be contrary to National Planning Statements PPS1 (Sustainable Development), PPS5 (Planning and the Historic Environment) and Local Policies D1 (Standards of Design), G4 (General Locational Criteria for Development) and H7 (Alterations and Extensions to Existing Properties) of the Isle of Wight Council Unitary Development Plan.

(Item 4)

Application: [TCP/30379](#)

Details: Demolition of existing buildings; outline for residential development of 8 houses, on-site parking and garages; alterations to vehicular and pedestrian accesses.

St Nicholas House, 58 St. Johns Road, Newport, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 11 February 2011.

Comment: There was some discussion about the position of the plot in relation to the conservation area and both the front façade and internal features contained within the original Edwardian element of the building.

Decision: In light of the points raised during the debate on this item, members resolved:

THAT the item be deferred for a period no longer than three months.

Reasons: To enable Planning Officers to request a viability statement from the applicant outlining whether it would be viable for the Edwardian era element of the building to be retained and converted to residential, with the remainder of the site redeveloped. It would further allow members to undertake a further site visit in order to appreciate the internal elements contained within the Edwardian building.

(Item 2)

CHAIRMAN