



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 18 MARCH 2008 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), Henry Adams, Wendy Arnold, William Burt, George Cameron, Charles Chapman, Mike Cunningham John Hobart, Brian Mosdell, Susan Scoccia, Arthur Taylor
Officers Present	Keith Jolliffe, John MacKenzie, Julie Martin, Bill Murphy Andrew Pegram, Jean Penney, Phil Salmon, Justin Thorne, Sarah Wilkinson
Apologies	Gill Kennett, Muriel Miller, Lady Pigot, David Williams

48. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [26 February 2008](#) be confirmed.

49. [Declarations of Interest](#)

Cllr Mike Cunningham declared a personal interest in Minute 50 (a) (3) - Westridge Golf Centre, Brading Road, Ryde – as occasionally used the facilities.

Cllr Charles Chapman declared a personal interest in Minute 50 (c) – Alpha Works and South House, Edward Street, Ryde – as he had recently attended a meeting with the residents of Prince Street, Ryde.

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

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

Consideration was given to items 1 - 5 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: [P/01906/07 - TCP/06124/F](#)

Details: A B Cooke, Little London, Newport

Demolition of warehouse; construction of two/three storey block of 14 flats; parking and alteration to vehicular access.

Site Visits: The site was visited by members of the Planning Committee on Monday, 17 March 2008

Public Participants: Mr James Petrie (Agent)

Additional Representations: None

Comment: The Committee asked if it was possible to work with the agent on the façade being retained.

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 refused.

Reasons: As per report (Item 1)

Application: [P/02356/07 - TCP/10446/U](#)

Details: St. Catherine's School, Grove Road, Ventnor

Construction of 2/3 storey linked building to provide student accommodation

Site Visits: The site was visited by members of the Planning Committee on Monday, 17 March 2008

Public Participants: Mr Kevin Phillips (Objector)
Mr Shipley (Applicant)

Additional Representations: The Council's Tree Officer recommended conditions.

Comment: Members asked for discussion to be held with the applicant relating to the usage of the premises outside of school terms.

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: Additional conditions relating to :

Water harvesting
Light pollution from the links between the buildings.

As per report (Item 2)

Application: [P/01082/07 - TCP/22221/G](#)

Details: Westridge Golf Centre, Brading Road, Ryde

Variation of condition no. 2 on TCP/22221/E which states that the flood lighting shall be for a limited period expiring on 31 July 2007; proposed earthworks.

Site Visits: The site had previously been visited by members of the Planning Committee.

Public Participants: Mr Chris Sandell (Objector)
Mr Glen Hepburn (Agent)

Additional Representations: The owner of Barnsley Farm, which adjoined the driving range, had made the following observations in respect of the engineering, landscaping and drainage proposals:

1. It was suggested that a specific timeframe for completing the drainage work – including a requirement to keep the ditches free flowing thereafter - was considered by Members. It was further suggested that drainage work was completed during the next summer season, as it was likely to be too wet during the autumn/winter.

2. It was suggested by the letter writer that the outer faces of the bund were those which were visible to the public, whereas the inner faces were only seen by those using the driving range. It was therefore suggested that priority be given to landscaping and stabilising of the outer faces of the bund before concentrating on the inner faces. It was also suggested that a financial bond be lodged with the Council to the value of the external landscaping work so that in the unlikely event of any change of ownership, financial problems or failure to meet the imposed timeframes then the Council would have sufficient funds to complete the work.
3. It was suggested that the time limit for completing the external works was changed from November to September 2008 and should also require that topsoil is heaped along the top of the bund by July/August 2008. The suggestion was likely to avoid any difficulties that may arise through carrying out the work during the autumn/winter seasons.
4. It was suggested that the existing poplar screen on the south side of the driving range (which belonged to the driving range) was maintained, managed (pollarded) and reinforced by evergreen hedging. This would seek to minimise the risk of any light pollution from the driving range floodlights.
5. If the above matters could be incorporated into the conditions, then the author of the letter confirmed that he would have no objection to conditional permission being granted.

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:

- (i) THAT the application be approved
- (ii) That Members delegate to Officers the authority to approve the final contours of the bund through the process of discharging the recommend conditions

with the purpose being to achieve a suitable balance between the final shape of the earth work within the landscape against the time period required to import sufficient volumes of material to complete the works.

Conditions:

Additional conditions as follows :

Early installation of the drainage system.

Regrading of the outer faces of the bund to 25°. Completion of the external faces by autumn 2008.

The height of the bund to be maintained at an agreed height unless the written agreement of the Local Planning Authority is obtained.

Once regrading has been submitted officers to take back to engineers and seek advice as to the resettlement of the bund.

Ensure ongoing maintenance of drainage ditches.

As per report (Item 3)

Application:

[P/00093/08 - TCP/13225/F](#)

Details:

34 Swanmore Road, and land fronting Osborne Road, Ryde

Demolition of sunroom and detached garage; alterations; conversion of 34 Swanmore Road into four flats; detached house with parking; alterations to vehicular access (revised scheme).

Site Visits:

The site was visited by members of the Planning Committee on Monday, 17 March 2008

Public Participants:

Mr Martin Hayles (Agent)

Additional Representations:

None.

Comment:

There was a general acceptance of the old post office being converted into flats.

In compliance with the Council's Constitution the local member, Cllr Charles Chapman, 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 refused.

Reasons: As per report (Item 4)

Application: P/00203/08 - TCP/24498/D

Details: 7A Pier Street, Sandown

Conservatory on existing balcony.

THIS APPLICATION WAS WITHDRAWN BY OFFICERS

(Item 5)

(b) [TCP/28146/B - Land adjoining Spring Villa, Church Path, East Cowes](#)

Details: Demolition of garage and outbuilding; construction of pair of semi-detached dwellings (further revised scheme) (readvertised application).

Site Visits: The site was visited by members of the Planning Committee on Monday, 17 March 2008.

Public Participants: Mr Martin Hayles (Agent)

Additional Representations: None.

Comment: The Local member, Cllr Margaret Webster, 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 refused.

Reasons: As per report (Paper C)

(c) [TCP/03602/P - Alpha Works and South View House, Edward Street, Ryde](#)

Details: Amendment to the demolition of commercial properties and builders yard area; Residential development comprising 12 houses with parking and alterations to vehicular access.

Site Visits: The site was visited by members of the Planning Committee on Monday, 17 March 2008.

Public Participants: None.

Additional Representations: None.

Comment: In compliance with the Council's Constitution the local member, Cllr Charles Chapman, 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 amended plans, incorporating the additional side windows, be agreed.

Conditions: As per report (Paper D)

(d) [Changes to Procedures for the Validation of Planning Applications – Proposed Isle Of Wight Council 1 App. \(New National Planning Application Forms\) Local Requirements](#)

Members were told of the results of the consultation process in relation to the suggested list of local requirements to be adopted in connection with the proposed national changes to the procedures for the validation of planning applications.

The Committee was advised that Southern Water commented that it was important, where consultation was made electronically, that dimensions could be ascertained from plans which may not be to scale when viewed on line. In some cases, where dimensions were critical, Southern Water or their agents may request paper copies of plans to assist in consideration of proposals.

On the subject of sewage and utilities assessments, Southern Water commented that it was important for even minor developments, such as extensions and single dwellings, that the

location of existing utility infrastructure is investigated. In addition, they drew attention to the provisions of PPS23, Planning and Pollution Control, which made recommendations for the protection of prospective developments from existing potential sources of pollution, therefore, developers should be required to demonstrate that their proposals were compatible with existing land uses and that proposed developments would not cause complaints where none pre-existed. For even minor developments, it was important that the developer considered the disposal of foul and surface water and the potential impacts on other owners and occupiers. Southern Water considered that it would be appropriate to adopt a county-wide approach with consistent standards and recommended that the local requirements for all categories of application which included new buildings or extensions should include a drainage impact assessment and a utilities impact assessment appropriate for the scale of development. Furthermore, they considered that all applications for waste disposal, including agricultural waste, should include an assessment of the potential water quality impacts and both the local water company and the Environment Agency should be consulted to maintain the quality of water abstractions and protect public health.

Natural England welcomed the creation of a section on bio-diversity requirements and indicated that they would be happy to work with the Authority to devise a list of relevant circumstances and criteria, as they had with Hampshire County Council and the local authority bio-diversity forum.

Brading Town Council generally supported the initiative and questioned what measures would be taken to ensure applicants included methods to reduce carbon emissions and provide sustainable developments.

Two representations had been received from agents/architects which could be summarized as follows:

- Concern was raised regarding the requirement to submit plans on A4 and A3 sized paper and to produce each elevation/floor plan on a separate sheet.
- Concern was expressed regarding the proposal to require a formal application (with charge) for clearance of conditions.

Planning Officers commented that Southern Water's comments had already been addressed, in the main. In particular, Members would note that, following previous discussions with representatives from Southern Water, the view was expressed that a foul sewage and utilities assessment would not be necessary on schemes of less than twenty units of accommodation. However, Officers had recommended that such a requirement was imposed on any scheme which resulted in the provision of more than ten units of accommodation.

In response to Natural England's comments, Members were advised that the Council's Ecology Officer was in the process of developing a set of guidance notes to assist applicants and agents/architects in the preparation of appropriate material to address matters of bio-diversity. Those guidelines were based on the Hampshire County Council example and had been amended to take into account specific local requirements.

The issue raised by Brading Town Council in relation to measures being taken to reduce carbon emissions and provide sustainable developments would be addressed through the formulation of new policies in the Island Plan.

In relation to the issues raised by the agent/architect who had commented on the initiative, Members were advised that it was not intended to make it obligatory to submit plans on A4 and A3 size paper. It had merely been suggested that, for schemes of appropriate size and scale, use of A4/A3 size paper would assist in the reproduction of plans and consultation with external bodies/third parties. With regard to the comments relating to the proposals for discharging conditions, it was hoped that this matter would be clarified further in a forthcoming Government circular, which was to be released in due course.

RESOLVED :

THAT the list of amendments reflecting the comments received be adopted, particularly in relation to those detailed in paragraphs 4.2 and 4.4 of the report and any other such minor changes which may be considered appropriate as a result of any further comments received prior to the date of the committee meeting.

51. **Members' Question Time**

Cllr Susan Scoccia asked for an update on the enforcement team being put in place.

The Head of Planning Services advised members that they had been through the application process and interviews were scheduled for the appointment of a team leader and one further enforcement officer.

Cllr Susan Scoccia requested follow up visits on previously approved planning applications.

The Development Control Manager advised that a built environment visit would be arranged in approximately two months. Visits to the Kingston, East Cowes and Whitecroft developments would be included within the schedule.

Cllr Brian Mosdell asked a question relating to the positioning of the bus stops in the vicinity of the new cricket ground.

The Development Team manager would ensure a written response was sent to all members of the committee.

CHAIRMAN