



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 2 AUGUST 2011
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Richard Hollis (Chairman), Reg Barry, Vanessa Churchman, Stuart Dyer, Paul Fuller, John Hobart, David Knowles, Susan Scoccia, Arthur Taylor, Jerry White
Officers Present	Hayley Byrne, Russell Chick, Ben Gard, Brett Lindsay, Bill Murphy, Phil Salmon, Justin Thorne, Andrew White, Simon Wiggins, Steven Wiltshire
Apologies	Cllr Julie Jones-Evans

5. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [28 June 2011](#) be confirmed.

6. [Declarations of Interest](#)

Councillors Stuart Dyer, Reg Barry, Arthur Taylor, Susan Scoccia, Jerry White, Paul Fuller, declared a personal interest in Minute 7 (1) – Woodlands House, Embassy Way, Sandown, as they knew the town councils representative.

Councillor Vanessa Churchman declared a personal and prejudicial interest in Minute 7 (1) – Woodlands House, Embassy Way, Sandown, as she knew the applicant. She was not present during the discussion or voting thereon.

Councillor Paul Fuller declared a personal interest in Minute 7 (2) – Land adjacent and rear of, 18 Barfield. Ryde, as he used to live in a property adjacent to the application site.

Councillor David Knowles declared a personal interest in Minute 7 (2) - – Land adjacent and rear of, 18 Barfield. Ryde, as he was a member of Ryde Town Council.

Councillor Paul Fuller declared a personal and prejudicial interest in Minute 7 (3) – 25 Ward Avenue, Cowes, as he was the local member and also a member of Cowes Town Council.

Councillor John Hobart declared a personal and prejudicial interest in Minute 7 (4) – 15 Nodes Road, Cowes, as he knew the applicant. He was not present during the discussion or voting thereon.

Councillor Paul Fuller declared a personal interest in Minute 7 (4) – 15 Nodes Road, Cowes, as he was a member of Northwood Parish Council.

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

Planning Applications and Related Matters

Consideration was given to items 1 – 7 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.

Councillor Vanessa Churchman declared a personal and prejudicial interest and left the room for this item.

Application: [TCP/27489/E](#)

Details: Extension to industrial unit (revised scheme) (amended description) (readvertised application).

Woodlands House, Embassy Way, Sandown, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 29 July 2011.

Public Mr John Woodhouse (Objector)

Participants: Mr Glen Hepburn (Agent)

Val Taylor (Sandown Town Council)

Additional Representations: A letter of representation had been received from the owner of Isle of Wight Aviation expressing concerns in regard to the safety of aircraft operations. Officers further referred to a submission from Airframe Assemblies Ltd, raising concern about the relicensing of the airfield and the impact on employment.

Officers highlighted matters relating to relicensing and aircraft safety were covered in detail within the Committee Report and

that the proposal would be in accordance with the standards contained within CAP 168; Licensing of Aerodromes.

Comment: Members sought clarification on the accuracy of the technical information officers had used in forming their judgement, noting that the airport operations manager wished to relicense the airfield but did not support the application. Members further questioned officers about parking provision and the implications of the Lawful Development Certificate award by a Planning Inspector regarding a previous application.

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 1)

Prior to debate on this item, Councillor Paul Fuller clarified that his interest in this item was personal only and not prejudicial as previously stated.

Application: [TCP/03244/G](#)

Details: Retention of garden chalet providing ancillary accommodation (revised scheme).

25 Ward Avenue, Cowes, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 29 July 2011.

Public Mrs A Young (Objector)

Participants: Mr K Jennings (Applicant)

Additional Representations: None.

Comment: Members sought clarification in regard to the limitations under permitted development rights, being advised that the garden chalet only failed the maximum eaves height of 2.5 metres. Officers further stated it was proposed that the chalet would be ancillary to the main property, by way of the removal of the kitchen element and that this was strengthened by through the addition of a Section 106 legal agreement forming part of the conditions.

The Local Member Cllr Paul Fuller spoke on 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 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 3)

Councillor John Hobart declared a personal and prejudicial interest and left the room for this item.

Application: [TCP/26375/C](#)

Details: Single storey rear extension to form kitchen/family room, associated decked area (revised plans)(revised description)(readadvertised application).

15 Nodes Road, Cowes, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 29 July 2011.

Public Participants: Mr West (Objector)

Additional Representations: The agent had submitted further representations in support of the application; in summary these included comments on loss of light, the size of the proposed extension and the perceived restricted view from the kitchen window of 11a Nodes Road.

Comment: Members noted that this was a replacement scheme to that previously approved and that should the application be granted, the former permission would be revoked. The Committee further sought clarification on the perceived loss of light to 11a Nodes Road and were mindful of both the existing permission and that permissible under permitted development rights.

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 4)

Application: [TCP/10859/L](#)

Details: Proposed three storey block of six flats with vehicular access off Park Road, parking, bike and bin store.

Land adjacent and rear of, 18 Barfield, Ryde, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 29 July 2011.

Additional Representations: One additional letter had been received raising concerns regarding Conservation Area Consent and enquiring if the Environment Agency and Southern Water had given a view.

Comment: Members enquired in regard to the natural stone wall surrounding the site believing this to be an important aspect

within the conservation area. The Committee further sought details in regard to the proposals for the garage element of the application and parking provision.

A statement from the Local Member, Cllr Wayne Whittle was read out by officers, as he was unable to be present.

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 scheme be approved in principle and Committee resolves to delegate to officers further discussions with the applicant about the imposition of a further condition requiring the demolition of the block of garages.

Conditions:

Additional Condition:

16 – That a maintenance schedule be submitted and agreed in writing for the retention of the stone wall surrounding the site.

Reason: In the interests of preserving an important feature of the Conservation Area

(Item 2)

Prior to debate on these items, Councillor Richard Hollis declared a personal interest, as he knew the architect.

Application:

[TCPL/15336/H, LBC/15336/G and TCP/30518](#)

Details:

Alterations and change of use from office (Class B2) to a dwelling.

LBC for alterations and change of use from office (Class B2) to a dwelling.

14 Pyle Street, Newport, Isle of Wight.

and

Alterations and change of use from storage building to a dwelling.

Fire Service storage building, Pyle Street, Newport, Isle of Wight.

Site Visits:

The site was visited by members of the Planning Committee on Friday, 29 July 2011.

Additional Representations:

None.

Comment: Members noted this application was to convert an existing office building and adjacent storage building into two separate dwellings with parking to the rear.

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
(Items 5, 6 and 7)

CHAIRMAN