



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 20 DECEMBER 2011 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Richard Hollis (Chairman), Reg Barry, Vanessa Churchman, Paul Fuller, John Hobart, Julie Jones-Evans, David Knowles, Susan Scoccia, Arthur Taylor, Jerry White
Officers Present	Jean Chambers, Mike Gildersleeves, Brett Lindsay, Bill Murphy, Phil Salmon, Justin Thorne, Andrew White, Simon Wiggins

19. [Minutes](#)

RESOLVED:

THAT the Minutes of the meeting held on 29 November 2011 be confirmed subject to the following amendment:

Minute 17 (Item 8) should read Cllr Arthur Taylor voting against the proposal to refuse the application and not Cllr Paul Fuller.

20. [Declarations of Interest](#)

There were no declarations received at this stage.

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

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

Consideration was given to items 1 - 4 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. Prior to consideration Members were advised that the Planning Inspectors report into the public examination of the Island Plan Core Strategy had been published, and the Strategy had been found to be sound, subject to recommendations on some changes.

Committee were asked to note that during the intervening period between publication of the Inspectors report and adoption by Full Council, the development plan for the Island remained the Unitary Development Plan (UDP) along with national planning policies, but that significant weight could now be applied to the sound Core Strategy policies. Officers had re-examined their recommendations for all of the applications contained in the committee report against the principles of the Core Strategy and proposed no change to any of the recommendations presented to members.

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

Details: Variation of condition nos. 2, 14 and 21 relating to car park layout, design of deck and base of ramp, service yard and recycling facilities.

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, 16 December 2011.

Public Participants: Mr D Lowin (Applicant)

Comment: The Local Member Cllr Julie Jones-Evans spoke on this item, but in accordance with paragraph 22 of the code of practice, in the Council's Constitution, she was unable to vote.

Members noted that the application included alterations to the entrance to the service yard, it being extended from the agreed 8 metres to 12 metres. Concern was raised in regard to the impact on neighbours of light spillage from the gap between the top of the service yard doors and the surrounding structure.

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 Condition:

(4) – Within one month of the date of this permission, details

of an infill strip to be fitted above the service yard doors shall be submitted and approved in writing by the Local Planning Authority. Details shall include a timescale for installation, means of reducing light spillage and means of construction. Development shall be carried out in accordance with the agreed details and retained thereafter.

Reason: In order to prevent light pollution, to protect the amenities of occupants of nearby residential properties and to comply with the advice contained within PPS 23 (Planning and Pollution Control) and the requirements of policies D1 (Standards of Design) and D14 (Light Spillage) of the Unitary Development Plan.

(Item 2)

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

Details: Variation of condition no.25 on P/01533/10 - TCP/21952/P which restricts access to first floor car parking deck.

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, 16 December 2011.

Public Participants: Mr D Lowin (Applicant)

Additional Representations: During the Planning Officers presentation, members were advised that the applicant had confirmed that 60% of all car park lighting would be extinguished by 22.20hrs; on this basis officers recommended to members the inclusion of a further condition.

Comment: The Local Member Cllr Julie Jones-Evans spoke on this item, but in accordance with paragraph 22 of the code of practice, in the Council's Constitution, she was unable to vote.

Members sought clarification of the operation of the barriers preventing access to the upper deck of the car park after 20.00 hrs and the management of the parking on the site. The Committee considered the average peak traffic figures submitted with the application but were mindful that these were indicative and not evidence based in regard to the car park in question.

The Committee also asked for details of the construction of the balustrade around the upper deck and raised concerns regarding light and noise impact on local residents. In particular to those properties in direct line to the top of the exit ramp from the upper deck from vehicle headlights. Members concluded that granting temporary permission for 12 months would allow for further information to be gathered supporting an application

for permanent permission.

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 temporary permission be granted for a 12 month period once the store became operational.

Conditions:

Additional Conditions:

- (5) – Within one month of this permission details shall be submitted to and approved in writing by the Local Planning Authority confirming that 60% of all car park lighting (lower and upper decks) will be switched off between 22.30 hrs and 07.00 hrs Monday to Saturday and between 16.30 hrs and 07.00 hrs on Sunday. The agreed details shall identify the lighting to be switched off and shall be adhered to at all times thereafter.

Reasons: In order to prevent light pollution, to protect the amenities of occupants of nearby residential properties and to comply with the advice contained within PPS 23 (Planning and Pollution Control) and the requirements of policies D1 (Standards of Design) and D14 (Light Spillage) of the Isle of Wight Unitary Development Plan.

- (6) - The northern barrier that aligns the ramped access road shall be fitted with a solid means of enclosure that is impenetrable to light in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include the means of construction and the final finish of the enclosures and the timeframe for installation. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In order to prevent light pollution, to protect the amenities of occupants of nearby residential properties and to comply with the advice contained within PPS 23 (Planning and Pollution Control) and the requirements of policies D1 (Standards of Design) and D14 (Light Spillage) of the Isle of Wight Unitary Development Plan.

(Item 1)

Application:

[TCP/24115/A](#)

Details:

Demolition of dwelling; proposed detached dwelling (revised scheme - reduction in height of proposed dwelling by 1.7m -

removal of 2nd floor accommodation).

Fairways, Quarr Road, Ryde, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 16 December 2011.

Public Mr G Hepburn (On behalf of an Objector)

Participants: Mr D Long (Agent)

Mr T Wakeley (On behalf of Ryde Town Council)

Comment: A statement from the Local Member, Cllr Ivor Warlow, was read out by Cllr David Knowles, as he was unable to be present.

During a lengthy debate members sought clarification in regard to a number of issues including right of access for construction traffic, application of a blanket tree preservation order to preserve the semi rural nature of the area, and materials including proposed final finishes.

Members studied the application in detail regarding the proposed approach adopted by officers in assessing the proposals by the aggregation of the floorspace of the various properties to be removed and how this had been reflected in the calculation of the size of the proposed dwelling compared with the footprint of the original bungalow and the impact of the replacement, which would not be on the same site as the original property.

Members considered how officers had applied policy H9 of the Unitary Development Plan (UDP) covering residential development outside development boundaries and noted that the council had adopted Supplementary Planning Guidance (SPG), which related to "Replacement Dwellings in the Countryside" and its key principles. Members of the committee were divided regarding the justification for moving away from these key principles.

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

A proposal was put forward to approve the application in line with officer recommendation. A vote on the motion was taken and the proposal to approve the application fell.

A further proposal was put forward to refuse the application. In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation.

For (6)

Cllrs Reg Barry, Vanessa Churchman, Paul Fuller, John Hobart, Richard Hollis, David Knowles.

Against (3)

Cllr Julie Jones-Evans, Susan Scoccia, Arthur Taylor.

Reasons:

Members were of the opinion that within the terms of policy H9 and the accompanying SPG insufficient information had been submitted to demonstrate the exceptional circumstances required to justify the siting of the proposed property in a different location to that of the original. Additionally, members were unhappy with the proposed size of the property which would be considerably in excess of the 35% volume increase advocated in the SPG and the design and detail of the proposed replacement dwelling and believed that the proposal was not sympathetic to the design and detailing of the existing dwelling and surrounding buildings.

Members also concluded that by virtue of its location outside of the development envelope and being within an AONB, the design, mass and scale of the building did not enhance or preserve the character of the AONB as required by PPS7.

(Item 3)

Application:

[TCP/14532/C](#)

Details:

Chalet bungalow with parking.

54 Steyne Road, Bembridge, Isle of Wight.

Site Visits:

The site was visited by members of the Planning Committee on Friday, 16 December 2011.

**Public
Participants:**

None.

Comment:

Members noted that a previous application for the site had been subject to an appeal, which had been dismissed by the Planning Inspectorate in October 2009. They were mindful of the subsequent change to Planning Policy Statement 3 (PPS3), which had been amended in 2010 to alter the definition of garden land from brownfield to greenfield.

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)

(b) **Mid year report (Year 2011/12) on the outcome of Planning Appeals.**

The report summarised the half year performance of the authority In respect of planning appeal outcomes. It was highlighted that the government set an upper target of 30% for appeals being upheld by the Planning Inspectorate and that the national average was 32%.

Members were advised that during the period from 1 April 2011 to 30 September 2011, 65 appeals had been determined, of which 35% had been upheld which was slightly above the government target, although the Deputy Head of Planning (Development) stated that recent performance had seen a reduction in this figure to 31.6%.

It was acknowledged that the target had been impacted initially through the introduction of the expedited procedure for householder appeals, for which the Planning Inspector merely used the officer report for consideration, with no further submissions from the Planning Authority being taken into account.

It was noted that the mid year report did not provide a breakdown of which decisions had been officer or committee led and it was stated that this information would form part of the end of year report in March/April 2012. Members were further advised that analysis of recent decisions would form part of the members planning training programme

RESOLVED:

THAT the report be noted.

CHAIRMAN