



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 22 JUNE 2010 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), Reg Barry, Roger Dixcey, Stuart Dyer, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans, Susan Scoccia, Arthur Taylor, Jerry White
Also Present (non voting)	Cllrs George Brown, David Pugh, Ian Ward, William Wyatt-Millington
Officers Present	Russell Chick, Roy Little, Helen Miles, Bill Murphy, Trevor Pointon, Phil Salmon, Andrew White, Simon Wiggins, Stephen Wiltshire
Apologies	Cllr David Knowles

4. **Minutes**

RESOLVED :

THAT the Minutes of the meeting held on [25 May 2010](#) be confirmed.

5. **Declarations of Interest**

There were no declarations received at this stage.

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

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

Consideration was given to items 1 – 6 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/02147/N](#) and [CAC/02147/M](#)

Details: Demolition of building; three/four storey block of 4 town houses with ground floor parking; vehicular access (further revised scheme)(readvertised application).

and

Conservation Area Consent for demolition of building; three/four storey block of 4 town houses with ground floor parking; vehicular access, (further revised scheme)(readvertised application).

Beachlands, Esplanade, Ventnor, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 18 June 2010.

Public Mr Chris Bonney (Objector)

Participants: Mr Paul Airey (On behalf of Applicant)

Additional Representations: A further letter of objection had been received which raised a number points.

Comment: In compliance with the Council's Constitution the local member, Cllr Susan Scoccia, 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 applications for planning permission and conservation consent be refused

Reasons: As per report
(Items 1 and 2)

Application: [TCP/04742/G](#)

Details: Demolition of former hotel and owner's residence; outline for two/three storey detached building comprising 14 residential units; closure of existing accesses and formation of two new vehicular accesses off Queens Road and St. Georges Road; parking (revised plans - additional information)(readvertised application).

18 Queens Road, Shanklin, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee

on Friday, 18 June 2010.

**Public
Participants:**

Mr Mark Dickson (Agent)

**Additional
Representations:**

None.

Comment:

Members were advised that the former hotel was within the hotel policy area as defined in the Unitary Development Plan (UDP). It was noted that the property was in a poor state of repair and had not been used as a hotel for in excess of ten years. In addition a full condition and viability report on the costs of renovation had been submitted with the application.

Decision:

The Local Member, Cllr David Pugh, spoke on this item. 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 outline application be approved.

Conditions:

As per report
(Item 3)

Application:

[TCP/12448/B](#)

Details:

Residential development comprising pair of semi-detached houses and one detached house with garages and access from Elmbank Gardens, to include extension of access road (revised scheme)(revised plans)(readadvertised application)

Land rear of 24, Nunwell Street, Sandown, Isle of Wight

Site Visits:

The site was visited by members of the Planning Committee on Friday, 18 June 2010.

**Public
Participants:**

Mrs Cathie Adamou (Objector)
Mrs Caroline Young (Objector)
Mr Mark Bloom (Objector)

**Additional
Representations:**

On the 9 June 2010 Government implemented the commitment made in the Coalition Agreement to decentralize the planning system by giving Local Authorities the opportunity to prevent overdevelopment of neighbourhoods and 'garden grabbing'. This was carried out through an amendment to Planning Policy Statement 3: Housing (PPS3) with the following changes;

- private residential gardens are now excluded from the definition of previously developed land in Annex B.
- the national indicative minimum density of 30 dwellings per hectare has been deleted from paragraph 47.

The amended policy document set out the Secretary of

State's policy on previously developed land and housing density. Local Planning Authorities and the Planning Inspectorate were expected to have regard to this new policy position in preparing development plans and, where relevant, to take it into account as a material consideration when determining planning applications.

The Local Planning Authority had therefore had to reconsider the recommendation on this application in light of the redefinition of previously developed land. In light of the new PPS 3, Officers had amended their recommendation to refusal.

A summary was provided in regard to annual council targets for the provision of new housing over the next five years, which highlighted sufficient housing land, had been identified without the requirement to develop on windfall sites.

Officers were of the view that the site was currently used as a garden and therefore was not defined as previously developed land. In consequence, Officers were satisfied that development of the garden was contrary to the advice contained within PPS 3.

A letter had been received from a local resident, drawing attention to the new PPS 3.

Comment:

The Local Member, Cllr Ian Ward, spoke on this item.

Decision:

The Committee had taken into consideration and agreed with the reasons for the recommendation as set out within the additional representations and resolved:

THAT the application be refused.

Reasons:

UN1 The proposal would result in development on private residential garden land which, by virtue of Annex B of PPS3 as amended on 9 June 2010, was excluded from the definition of previously developed land and which was considered necessary to retain to maintain its valuable contribution to the green and open spaces within the built environment as part of the overall balanced character and appearance of the surrounding area. The Isle of Wight Council, as Local Planning Authority, had identified sufficient development land to meet its requirement for a five year supply of land for housing as illustrated within its Housing Trajectory and Strategic Housing Land Availability Assessment. The application site did not fall within the Council's list of recognised or committed sites and in the absence of a suitable justification to demonstrate an overriding need to provide housing development on this Greenfield site, the proposal was considered to be contrary to the advice contained within PPS 3 (Housing) and the requirements of policies G4 (General Location Criteria for Development and D1 (Standards of

Design) of the Isle of Wight Unitary Development Plan.

UN2 The access to serve the proposed development was unsatisfactory by reason of unacceptable width and would therefore be contrary to policy TR7 (Highway Considerations) of the Isle of Wight Unitary Development Plan.

(Item 4)

Application: [TCP/28896/B](#)

Details: Proposed development of one detached and one pair of semi-detached houses; parking and vehicular access (revised scheme)(further revised plans).

Land adjoining, Brookside Cottages, Church Street and fronting, Blackgang Road, Niton, Ventnor, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 18 June 2010.

Public Participants: Mr Martin Hayles (Agent)

Additional Representations: A Third party representation had been received from Campaign to Protect Rural England.

A neighbouring property had raised issues in regard to the accuracy of the Ordnance Survey map that formed part of the report. Officers stated the map was included for indicative purposes only and had not been used for assessing the proposal.

On the 9 June 2010 Government implemented the commitment made in the Coalition Agreement to decentralize the planning system by giving Local Authorities the opportunity to prevent overdevelopment of neighbourhoods and 'garden grabbing'. This was carried out through an amendment to Planning Policy Statement 3: Housing (PPS3) with the following changes;

- private residential gardens are now excluded from the definition of previously developed land in Annex B.
- the national indicative minimum density of 30 dwellings per hectare had been deleted from paragraph 47.

The amended policy document set out the Secretary of State's policy on previously developed land and housing density. Local Planning Authorities and the Planning Inspectorate were expected to have regard to this new policy position in preparing development plans and, where relevant, to take it into account as a material consideration when determining planning applications.

The Local Planning Authority had therefore had to

reconsider the recommendation on this application in light of the redefinition of previously developed land. In light of the new PPS 3, Officers had amended their recommendation to refusal.

A summary was provided in regard to annual council targets for the provision of new housing over the next five years, which highlighted sufficient housing land, had been identified without the requirement to develop on windfall sites.

Comment: A typographical error was noted in the additional representations in relation to responses to the applicant. It was stated that the change in the officer recommendation was notified to the applicants' agent on 17 June 2010 and not 17 May 2010.

The Local Member, Cllr Wyatt-Millington, spoke on this item.

Decision: The Committee had taken into consideration and agreed with the reasons for the recommendation as set out within the additional representations and resolved:

THAT the application be refused.

Reasons: The proposal would result in development on private residential garden land which, by virtue of Annex B of PPS3 as amended on 9 June 2010, is excluded from the definition of previously developed land and which is considered necessary to retain, to maintain its valuable contribution to the green and open spaces within the built environment as part of the overall balanced character and appearance of the surrounding area. The Isle of Wight Council, as Local Planning Authority, has identified sufficient development land to meet its requirement for a five year supply of land for housing as illustrated within its Housing Trajectory and Strategic Housing Land Availability Assessment. The application site does not fall within the Council's list of recognised or committed sites and in the absence of a suitable justification to demonstrate an overriding need to provide housing development on this Greenfield site, the proposal is considered to be contrary to the advice contained within PPS 3 (Housing) and the requirements of policies G4 (General Location Criteria for Development and D1 (Standards of Design) of the Isle of Wight Unitary Development Plan.

Item 5)

Application: [TCP/00634/K](#)

Details: Retention and completion of dwelling; vehicular access (revised scheme).

Land adjacent, Pearl Cottage, Ferniclose Road, Seaview, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee

