

Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 22 JULY 2008 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), Wendy Arnold, George Cameron, Charles Chapman, Mike Cunningham, John Hobart, Gill Kennett, Brian Mosdell, Lady Pigot, Susan Scoccia, Ian Stephens (2 Vacancies)
Also Present (non voting)	Cllrs George Brown, Deborah Gardiner, Peter Humber, Geoff Lumley, Roger Mazillius, Andy Sutton, Ian Ward
Officers Present	Steve Cornwell, Keith Jolliffe, Julie Martin, Bill Murphy Andrew Pegram, Jean Penney, Justin Thorne, Andrew White, Sarah Wilkinson
Apologies	Henry Adams, David Whittaker

16. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [24 June 2008](#) be confirmed.

17. [Declarations of Interest](#)

Cllr Wendy Arnold declared a personal and prejudicial interest in Minute 19 (2) – The Brambles, Monks Lane, Freshwater as an objector was a close friend.

Cllr George Cameron declared a personal and prejudicial interest in Minute 19 (2) – The Brambles, Monks Lane, Freshwater as he had made a presentation to the Bramble Management Committee with a view to a business proposal. He was not present during the discussion or voting thereon.

Cllr Mike Cunningham declared a personal interest in Minute 19 (5) - Aisthorpe Farm, Staplers Road, Newport as he plays golf.

Cllr Ian Stephens declared a personal and prejudicial interest in Minute 19 (10) - 9 Battery Road, Cowes as he knew the applicants partner. He was not present during the discussion and voting thereon.

18. **Public Question Time**

A written question had been received after the deadline from Hazel Williams in relation to Gurnard Pines (PQ 45/08). A written response would be sent.

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

Planning Applications and Related Matters

Consideration was given to items 1 - 12 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/28533](#)

Details: Days Colour Shop, 32-36 Lugley Street, Newport

Demolition of building; 2/3 storey building to provide 1 retail unit, parking, cycle and bin stores at ground floor level with 12 flats over to include accommodation in roofspace (revised description) (readvertised application).

Site Visits: The site was visited by members of the Planning Committee on Monday, 21 July 2008.

Public Participants: Mrs B Gould (Objector)

Additional Representations: The Conservation and Design Team had no objections but wanted conditions added if approved.

Objections were received from Newport Parish Council.

Comment: Cllr Peter Humber, the local member, 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 approved.

Conditions:

Additional conditions as follows :

1. Construction of the building hereby permitted shall not commence until a full specification of the new windows and doors (including cross sections for glazing bars, sills, heads etc) has been submitted to and approved in writing by the local planning authority. Development shall be carried out and thereafter maintained in accordance with the approved details. (*Working drawings scale 1:20, 1:10, 1:5 etc should be used*)

Reason: To reflect the requirements of UDP Policy D1 (Design) and section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to protect the character and appearance of the conservation area and to comply with PPG15.

2. Notwithstanding the approved plans, a full specification of the proposed shop fronts including cross sections for glazing bars, sills, heads and the pilasters and fascia as well as mouldings and construction details shall be submitted to and approved in writing by the local authority prior to the commencement of the development. Development shall be carried out and thereafter maintained in accordance with the approved details.

Reason: To reflect the requirements of UDP Policies D1 (Design) and D5 (Shop fronts) and section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to protect the character and appearance of the conservation area and to comply with PPG15.

3. Notwithstanding the approved plans, a full specification of the proposed gates and railings shall be submitted to and approved in writing by the local authority prior to the commencement of the development. Development shall be carried out and thereafter maintained in accordance with the approved details.

Reason: To reflect the requirements of UDP Policy D1 (Design) and section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to protect the character and appearance of the conservation area and to comply with PPG15.

Further conditions regarding lighting and gating to be added.

As per report (Item 1)

(Cllrs Wendy Arnold and George Cameron both declared a personal and prejudicial interest in this item and left the room).

Application: [TCP/16334/Z](#)

Details: The Brambles, Monks Lane, Freshwater

Demolition of holiday centre; construction of 10 holiday cottages and 19 units of holiday accommodation; proposed swimming pool with associated reception, sauna and w.c.'s (revised scheme)

Site Visits: The site was visited by members of the Planning Committee on Monday, 21 July 2008.

Public Participants: Mr Glen Hepburn (On behalf of Objectors)

Additional Representations: A further seven letters of objection were received.

Comment: Cllr Andy Sutton, the local member, spoke on this item.

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 (9)

Cllrs Ivan Bulwer, Charles Chapman, Mike Cunningham, John Hobart, Gill Kennett, Brian Mosdell, Lady Pigot, Susan Scoccia, Ian Stephens

THAT the application be refused.

Reasons: The application was refused for the following reasons:
PPS 7
Contrary to Policies G4, G5 and D1 of the Isle of Wight Council Unitary Development Plan.
(Item 2)

Application: [TCP/21713/K](#)
Details: Island Harbour Marina Ltd, Mill Lane, Binfield, Newport
Demolition of buildings/structures; outline for development comprising infrastructure improvements, additional units of holiday accommodation, marine industrial units, hotel/bar and restaurant, management and security facilities; associated boatyard and repair facilities

THIS APPLICATION WAS DEFERRED BY OFFICERS

(Item 3)

Application: [TCP/05982/H](#)
Details: Hillisgate Riding Stables, Hillis Gate Road, Newport
Demolition of barn and stables; change of use of land for siting of 10 holiday caravans; siting of 2 facility buildings; vehicular access and parking area, (revised scheme)
Site Visits: The site was visited by members of the Planning Committee on Friday, 20 June 2008.
Public Participants: Mr Dennis Russell (Objector)
Mr Paul Fuller (On behalf of Northwood Parish Council)
Mrs Helen Cunningham Applicant)
Additional Representations: Three further letters were received
Comment: Cllr Roger Mazillius, the local member, spoke on this item.

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 (9)

Cllrs Wendy Arnold, Ivan Bulwer, George Cameron, John Hobart, Gill Kennett, Brian Mosdell, Lady Pigot, Susan Scoccia, Ian Stephens

Against (1)

Cllr Mike Cunningham

THAT the application be refused.

Reasons: The application was refused for the following reasons:

Adverse visual impact to the landscape, detrimental to the character of the area, as well as having a detrimental impact on the neighbouring properties. Contrary to :

PPS 7 –Sustainable development in rural areas and to policies G4(a), G4(b) and D1(a) of the Isle of Wight Council Unitary Development Plan.

(Item 6)

Application: [TCP/28813/A](#)

Details: Public car park off New Road, Sandown.
Proposed w.c. block and provision of four disabled parking bays.

Site Visits: The site was visited by members of the Planning Committee on Monday, 21 July 2008.

Public Participants: None

Additional Representations: None.

Comment: Cllr Deborah Gardiner, the local member, 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 approved.

Conditions: As per report (Item 7)

Application: [TCPL/28546/C and LBC/28546/B](#)

Details: Barn at Great Pan Farm, Pan Lane, Newport

Demolition of store; conversion of barn into two residential units to include parking
and
LBC for demolition of store; conversion of barn into two residential units to include parking

Site Visits: The site was visited by members of the Planning Committee on Monday, 26 November 2007.

Public Participants: Mr Guy Gardner (Agent)

Additional Representations: None.

Comment: The local member, Cllr Geoff Lumley, spoke on this item.

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 (10)

Cllrs Wendy Arnold, Ivan Bulwer, George Cameron, Mike Cunningham, John Hobart, Gill Kennett, Brian Mosdell, Lady Pigot, Susan Scoccia, Ian Stephens

THAT the application be approved as members considered that the proposal would provide a suitable alternative use for the building which would secure its long term retention in accordance with advice in PPG 15.

- Conditions:** Conditions to be added :
1. Work should commence within one year of the date of any permission.
 2. Materials - use of natural slate, fenestration details, details of doors and windows in terms of material should be timber and section of those details to be submitted.
 3. Rainwater goods
 4. Archaeological finds on site
 5. Details of the repairs to the building to be undertaken with the retention of as many original features as possible.
 6. Landscaping.
 7. Removal of any permitted development rights.
 8. Parking and access.
- (Items 8 and 9)

Application: [TCP/28739/A](#)

Details: 3 Copse End, Sandown

Two storey extension on front elevation to provide additional living accommodation, (revised scheme)

Site Visits: The site was visited by members of the Planning Committee on Monday, 21 July 2008.

Public Participants: Mrs Elizabeth Dorling (Objector)

Additional Representations: Paragraph 2.2 should read approximately 12 metres between the properties, not 16.

Comment: Cllr Ian Ward, the local member, spoke on this item.

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 Wendy Arnold, Ivan Bulwer, George Cameron, Mike Cunningham, John Hobart, Gill Kennett, Brian Mosdell, Lady Pigot, Susan Scoccia, Ian Stephens

THAT the application be refused.

Reasons:

The application was refused for the following reasons:

Out of scale and character with the existing and surrounding dwellings as well as having an adverse impact on the neighbouring property, causing loss of light and outlook. Contrary to policies G4, D1 and H7 of the Isle of Wight Council Unitary Development Plan.

(Item 12)

Application:

[TCP/29019](#)

Details:

9 Battery Road, Cowes

Demolition of dwelling; proposed detached two storey house with integral garage

Site Visits:

The site was visited by members of the Planning Committee on Monday, 21 July 2008.

Public Participants:

Ben Vernon (Agent)

Additional Representations:

None.

Comment:

Cllr Alan Wells, the local member, 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.

Conditions:

As per report (Item 10)

Application:

[TCP/24272/H](#)

Details:

Downside Middle School, Furrongs, Newport

Proposed multi-use games area to include floodlighting, sun shelter and curved seating area

enclosed by weldmesh fence with access gates

Site Visits: The site was visited by members of the Planning Committee on Monday, 21 July 2008.

Public Participants: None.

Additional Representations: An error had been identified in conditions 6 and 7, which should read 10:00 hours to 21:30 hours Saturdays as outlined in paragraph 6.3.1

Comment: The local member, Cllr Geoff Lumley, 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 approved.

Conditions: The following additional condition to be added :

1. Notwithstanding the details submitted with the application any lighting additional to the proposed floodlights shall be agreed with the Local Planning Authority prior to the facility being brought into use. The details shall thereafter be adhered to and any further lighting given the written consent of the Local Planning Authority.

Reason: In the interests of the amenities of the area and nearby residential properties in accordance with policy D14 (Light Spillage) of the Isle of Wight Unitary Development Plan.

As per report (Item 11)

Application: [TCP/14932/F](#)

Details: Ampthill, Ampthill Road, Ryde

Proposed two storey extension to provide four additional self-contained flats (further revised scheme)(readadvertised application)

Site Visits: The site was visited by members of the Planning Committee on Monday, 21 July 2008.

Public Participants: None.

Additional Representations: Both Ryde Town Council and Southern Water had chosen not to comment on the application.

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:

THAT the application be approved.

Conditions: As per report (Item 4)

Application: [TCP/01161/C](#)

Details: Aisthorpe Farm, Staplers Road, Newport

Change of use from agricultural land to golf driving range; vehicular access

Site Visits: The site was visited by members of the Planning Committee on Monday, 21 July 2008.

Public Participants: None.

Additional Representations: Additional information relating to the extent and activity at Aisthorpe Farm had been received.

Environmental Health Officer had no further comments.

Comment: The report as printed did not contain the correct planning conditions and officers proposed those as printed below.

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: Conditions as follows ;

1. A10

2. S03 – supply samples of materials and finishes
3. The use of the development hereby approved shall be restricted to use as a golf driving range in accordance with the details specified in the Design and Access Statement attached to and forming part of this planning permission.

Reason; To ensure that the buildings are only used in accordance with the land uses specified within the planning permission in the interests of the general amenities of the area and to comply with Policy G5 (Development outside Development Envelopes) of the Isle of Wight Unitary Development Plan and Government Guidance contained within PPS 7; Sustainable development in rural areas and PPG 17; Planning for Open Space, Sport and Recreation.

4. In the event that the development hereby approved ceases to operate, the approved buildings, hardstanding parking areas, pathways and bunker shall be permanently removed from the site and the land restored to its former condition within 6 months of the approved use ceasing.

Reason: In the interests of the general amenities of the area and to comply with Policies G4 (General locational criteria), G5 (Development outside Development Envelopes) and D1 (Standards of Design) of the Isle of Wight Unitary Development Plan and Government Guidance contained within PPS 7; Sustainable development in rural areas.

5. The lighting of the development hereby approved shall be restricted to 4 no. floodlights mounted on the roof of the approved building. These floodlights shall be shielded with appropriate fixtures, detailed of which shall be submitted to and agreed in writing prior to the floodlights being installed on the building. The shielding to the floodlights shall be fitted to the floodlights prior to their installation and thereafter retained. The approved floodlights shall be directed so as to minimise any light spillage in a vertical direction and to the sides of the driving range.

Reason: To prevent light spillage in the interests of the visual amenities of the area and the amenities of occupiers of neighbouring properties and to comply with Policies G4 (General locational criteria), D1 (Standards of Design) and D14 (Light pollution) of the Isle of Wight Unitary Development Plan and Government Guidance contained within PPS 7; Sustainable development in rural areas.

6. The driving range and associated lighting shall only be operated within the hours of 8 am to 9 pm Mondays to Saturdays (inclusive) and 8 am to 6 pm on a Sunday or public Bank Holiday.

Reason: In the interests of the visual amenities of the area and the amenities of occupiers of neighbouring properties and to comply with Policies G4 (General locational criteria), D1 (Standards of Design) and D14 (Light pollution) of the Isle of Wight Unitary Development Plan and Government Guidance contained within PPS 7; Sustainable development in rural areas.

7. No development shall commence on site until full details of the materials proposed for the surfacing the car parking area, access driveway / passing bays and footpaths have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in and completed in accordance with the agreed details prior to first use of the driving range and retained thereafter.

Reason: In the interests of the general amenities of the area and to comply with Policies G4 (General locational criteria), G5 (Development outside Development Envelopes) and D1 (Standards of Design) of the Isle of Wight Unitary Development Plan and Government Guidance contained within PPS 7; Sustainable development in rural areas.

8. No development including site clearance shall commence on the site until trees of high amenity have been protected by fencing or other agreed barrier, Any fencing shall conform to the following specification:

Barrier shall consist of a scaffold framework as shown in figure 2 of BS 5837 (2005). Comprising of vertical and horizontal

framework braced to resist impact, with vertical tubes spaced at a maximum of 3 m intervals. Onto this weld mesh panels are to be securely fixed. Such fencing or barrier shall be maintained throughout the course of the works on the site, during which period the following restrictions shall apply:

- (a) No placement or storage of material;
- (b) No placement or storage of fuels or chemicals.
- (c) No placement or storage of excavated soil.
- (d) No lighting of bonfires.
- (e) No physical damage to bark or branches.
- (f) No changes to natural ground drainage in the area.
- (g) No changes in ground levels.
- (h) No digging of trenches for services, drains or sewers.
- (i) Any trenches required in close proximity shall be hand dug ensuring all major roots are left undamaged.

Reason: To ensure that the high amenity tree to be retained is adequately protected from damage to health and stability throughout the construction period in the interests of the amenity in compliance with Policy C12 (Development Affecting Trees and Woodland) of the Isle of Wight Unitary Development Plan.

9. No development shall take place until an Arboreal Method Statement has been submitted to and agreed in writing by the local planning authority detailing how the potential impact to the trees will be minimized during construction works and showing the positions of protective tree fencing as required by condition 8. The agreed method statement will then be adhered to through out the development of the site.

Reason: To ensure that the high amenity tree to be retained is adequately protected from damage to health and stability throughout the construction period in the interests of the amenity in compliance with Policy C12 (Development Affecting Trees and Woodland) of the Isle of Wight Unitary Development Plan.

10. The existing trees and hedgerows within and surrounding the application site shall not be

removed without the prior written consent of the Local Planning Authority.

Reason: To provide natural screening for the development and maintain corridors for wildlife in the interests of the general amenities of the area and to comply with Policies G4 (General locational criteria) and D1 (Standards of Design) of the Isle of Wight Unitary Development Plan and Government Guidance contained within PPS 7; Sustainable development in rural areas.

11. Before the driving range is first bought into use details of a minimum of two passing bays to be provided along the access road shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with agreed details prior to first use of the buildings and thereafter retained.

Reason; In the interests of highway safety and to comply with Policy TR7 (Highway considerations for new development) of the Isle of Wight Unitary Development Plan.

12. The driving range hereby permitted shall not be occupied until space has been laid out within the site in accordance with the approved drawing labelled Aisthorpe Farm, Mike Copson Associates, 1:500, Feb 08 for 14 cars to be parked (a minimum of one parking space should be DDA compliant) and for vehicles to turn so that they may enter and leave the site in forward gear. The space shall not thereafter be used for any other purpose other than that approved in accordance with this condition.

Reason; In the interests of highway safety and to comply with Policy TR7 (Highway considerations for new development) of the Isle of Wight Unitary Development Plan.

13. J30 Vehicular Access

(Item 5)

20.

Members' Question Time

Cllr Brian Mosdell asked a question in relation to the duties and responsibilities of the AONB Officer. He was advised that a written response would be sent within seven days.

CHAIRMAN