



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 23 OCTOBER 2007 COMMENCING AT 4.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Ivan Bulwer (Chairman), Henry Adams, Wendy Arnold, George Cameron, Mike Cunningham, John Hobart, Gill Kennett, Muriel Miller, Brian Mosdell, Lady Pigot, Susan Scoccia, Arthur Taylor, David Whittaker, David Williams
Also Present (non voting)	Cllrs George Brown, David Knowles, David Pugh
Officers Present	Steve Cornwell, Keith Jolliffe, Julie Martin, Bill Murphy, Wendy Perera, Phil Salmon, Justin Thorne, Andrew White
Apologies	Cllr Charles Chapman

The Committee sent their sincere condolences to Cllr Anne Bishop on the loss of her partner.

30. [Minutes](#)

**RESOLVED :**

THAT the Minutes of the meeting held on [25 September 2007](#) be confirmed.

31. **Declarations of Interest**

Cllr Brian Mosdell declared a personal interest in Minute 32 (3) – 21 Carter Avenue, Shanklin, as his wife was a member of Shanklin Bowling Club.

Cllrs Henry Adams and David Williams declared a personal interest in Minute 32 (7) – Kite Hill Farm Caravan and Camping Park, Firestone Copse Road, Wootton Bridge, as they knew two of the company directors.

Cllr Wendy Arnold declared a personal interest in Minute 32 (7) – Kite Hill Farm Caravan and Camping Park, Firestone Copse Road, Wootton Bridge, as she knew one of the company directors.

32.

## **Report of the Head of Planning Services**

### **Planning Applications and Related Matters**

Consideration was given to items 1 - 8 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/01821/07 - TCP/10563/T

**Details:** Site of Craven Court Hotel, 5 Highfield Road, Shanklin, Isle of Wight.

Demolition of extension; alterations and change of use from hotel to dwelling; 2/3 storey extension to form 9 flats.

## **THIS ITEM WAS DEFERRED**

(Item 1)

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**Application:** [P/00921/07 - TCP/28089/A](#)

**Details:** Land adjacent 31 Purdy Road, Newport, Isle of Wight.

Detached house with parking (revised scheme).

**Site Visits:** The site was visited by members of the Planning Committee on Monday, 22 October 2007.

**Public Participants:** Mr J de Lacy (Applicant)

**Additional Representations:** The local Member, Councillor David Whittaker, had asked that his second comment on the application be placed on record as the reason for Committee consideration rather than the one printed on the agenda. The new reason was as follows :

“Due to the complex issues surrounding this application of garden infill applications, as the local Member I wish this application to be determined by the Planning Committee.”

**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 refused.

Cllr David Whittaker was the local member and did not vote.

**Reasons:** As per report (Item 2)

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**Application:** [P/01615/07 - TCP/16251/F](#)

**Details:** 21 Carter Avenue, Shanklin, Isle of Wight.

Demolition of dwelling; construction of two storey block of four flats; vehicular access and parking/turning area (revised scheme).

**Site Visits:** The site was visited by members of the Planning Committee on Monday, 22 October 2007.

**Public** None.

**Participants:**

**Additional** None.

**Representations:**

**Comment:** The Local member, Cllr David Pugh, spoke in objection to 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 (Item 3)

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**Application:** [P/01679/07 - TCP/15929/C](#)

**Details:** Land adjacent 8 Hope Road, Ryde, Isle of Wight.

Demolition of garage and porch; proposed two storey dwelling to form terrace of three.

**Site Visits:** The site was visited by members of the Planning Committee on Monday, 22 October 2007.

**Public Participants:** Mr S Cooke (Objector)

**Additional Representations:** Two further letters had been received.

**Comment:** The Local Member, Cllr David Knowles spoke against this item.

**Decision:** The application was refused contrary to officer recommendation as Members believed it would be an incongruous addition to the street scene and would harm the character and appearance of the area.

In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation.

**For (11)**

Cllrs Henry Adams, Ivan Bulwer, George Cameron, John Hobart, Gill Kennett, Muriel Miller, Lady Pigot, Susan Scoccia, Arthur Taylor, David Whittaker, David Williams

**Against (1)**

Cllr Mike Cunningham

**Abstention (1)**

Cllr Brian Mosdell

**Reasons:** Incongruous addition to the pair of semi detached properties at odds with the attractive proportion and the pleasing rhythm of the houses already in place.

The design would harm the character and appearance of the area and would result in a poor relationship with the host house.

(Item 4)

<b>Application:</b>	<a href="#">P/01859/07 - TCP/20575/C</a>
<b>Details:</b>	Land adjacent 82 Medeway, Sandown, Isle of Wight.  Demolition of garages; outline for pair of semi-detached houses with parking; vehicular and pedestrian access.
<b>Site Visits:</b>	The site was visited by members of the Planning Committee on Monday, 22 October 2007.
<b>Public Participants:</b>	Mrs M Kirk (Objector)  Mrs Creighton (Applicant)
<b>Additional Representations:</b>	Further to the highway advice offered in paragraph 6.7 of the Officer's report, the Highway Engineer expressed concern that the proposal would block-off the informal turning area facilitated by the concrete apron forward of the existing garages. Accordingly, the Highway Engineer confirmed that it would be necessary to incorporate a turning facility at the northern end of Medeway and therefore recommended that a Grampian style condition was imposed should Members resolve to grant permission.
<b>Comment:</b>	None.
<b>Decision:</b>	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.
<b>Conditions:</b>	Conditions to be added as follows :  11. Prior to commencement of the development hereby approved, a scheme to improve the facilities for the turning and maneuvering of vehicles within the Medeway shall be agreed in writing with the Local Planning Authority. The scheme shall be constructed in accordance with the approved plans prior to the commencement of the building of the dwellings hereby approved. The improvement scheme provided shall be retained thereafter.

**Reason:** In the interests of highway safety and to comply with Policy TR7 (Highway Considerations) of the IW Unitary Development Plan.

12. No dwelling hereby permitted shall be occupied until a space has been laid out within the site and drained and surfaced in accordance with details that have been submitted to and approved by the Local Planning Authority in writing for six cars (two for each of the proposed dwellings and two for the existing property at 82 Medeway) to be parked. This space shall not thereafter be used for any purpose other than that approved in accordance with this condition.

**Reason:** To ensure an adequate level of parking and in the interests of highway safety and to comply with policies TR7 (Highway Considerations for New Developments) and TR16 (Parking Policies and Guidelines) of the IW Unitary Development Plan.

As per report (Item 5)

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<b>Application:</b>	<a href="#">P/01899/07 - TCP/07915/J</a>
<b>Details:</b>	65 St. David's Road, East Cowes, Isle Of Wight.  Demolition of garage and conservatory; two pairs of semi-detached dwellings; vehicular access and parking.
<b>Site Visits:</b>	The site was visited by members of the Planning Committee on Monday, 22 October 2007.
<b>Public Participants:</b>	None.
<b>Additional Representations:</b>	A question had arisen as to whether or not it was appropriate for Condition 10 to be maintained should planning permission be approved.
<b>Comment:</b>	The Committee indicated that Condition 10 should be retained.
<b>Decision:</b>	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 with the retention of Condition 10.

Cllr Muriel Miller was the local member and did not vote.

**Conditions:** Condition 10 to be retained.

As per report (Item 6)

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**Application:** [P/02008/07 - TCP/13565/Z](#)

**Details:** Kite Hill Farm Caravan and Camping Park, Firestone Copse Road, Wootton Bridge, Ryde, Isle of Wight.

Alterations; single storey extension to shop and toilet block to provide additional wc's and wash room.

**Site Visits:** None.

**Public** None.

**Participants:** None.

**Additional** None.

**Representations:**

**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 7)

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**Application:** [P/01244/07 - TCP/22053/A](#)

**Details:** 15 Broadstone Crescent, Brading, Sandown, Isle of Wight.

Proposed detached garage and shed; retention of boundary fence and access gates (revised plans /revised description) (readvertised application).

**Site Visits:** The site was visited by members of the Planning Committee on Monday, 22 October 2007.

**Public** None.

**Participants:** None.

**Additional** None.

**Representations:**

**Comment:** The Committee was given the option that if they were not happy with all parts of the application then they could make a split decision approving or refusing the separate elements.

**Decision:** (i) That the shed be approved subject to conditions (time limit and agreement on external appearance).

(ii) The application relating to the garage was refused contrary to officer recommendation as Members believed there was lack of information sufficient to form a view of the potential impact on the wider area. Furthermore that the proposal projected beyond the original building line of the dwelling to the detriment of the visual character and amenities of the surrounding area and would therefore be contrary to policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan.

In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation.

#### **For (14)**

Cllrs Henry Adams, Wendy Arnold, Ivan Bulwer, George Cameron, Mike Cunningham, John Hobart, Gill Kennett, Muriel Miller, Brian Mosdell, Lady Pigot, Susan Scoccia, Arthur Taylor, David Whittaker, David Williams

(iii) The application relating to the fence was refused for the following reason :

In the opinion of the Local Planning Authority the retention of the fence at the present height would represent a visually intrusive unsympathetic incongruous and hard feature on the boundary of the site which was open to view from Broadstone Crescent and the High Street. As a consequence its presence would be contrary to Policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan.



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, George Cameron, Mike Cunningham, Gill Kennett, Muriel Miller, Brian Mosdell, Susan Scoccia, David Whittaker, David Williams

**Against (5)**

Cllrs Henry Adams, Ivan Bulwer, John Hobart, Lady Pigot, Arthur Taylor

**Conditions:** (Item 8)

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**Application:** [P/02806/06 – TCP/28092](#)

**Details:** Greenways, Alverstone Road, Apse Heath, Isle of Wight.

Single storey extension to form annexed accommodation; alterations to vehicular access.

**Additional Representations:** None.

**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:

(iv) THAT the comments made by the third parties with regards to the proposed alterations.

(v) THAT the minor amendments to the scheme be approved.

**Conditions:** As per report (Paper C )

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CHAIRMAN