



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 23 DECEMBER 2008 COMMENCING AT 3.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Ivan Bulwer (Chairman), Henry Adams, William Burt, Mike Cunningham, John Hobart, Gill Kennett, Muriel Miller, Lady Pigot, Ian Stephens, David Whittaker, David Williams, (3 Vacancies)
Officers Present	Steve Cornwell, Keith Joliffe, Helen Miles, Bill Murphy, Andrew Pegram, Phil Salmon, Sarah Wilkinson, Simon Wiggins
<a href="#">Apologies</a>	Cllr Wendy Arnold

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## Introduction

Prior to the start of the meeting the Committee was advised that this would be the Development Control Manager, Mr Andrew Pegram's last meeting before leaving the authority. Mr Pegram had been with the Isle of Wight Council for twenty one years and would be leaving to join Rushcliffe Borough Council. The Committee thanked Mr Pegram for his years of service and wished him every success for the future.

## 38. **Minutes**

### RESOLVED :

THAT the Minutes of the meeting held on [25 November 2008](#) be confirmed.

## 39. **Declarations of Interest**

Cllr Lady Pigot declared a personal interest in minute 41 (a) 1 – Land adjacent Merstone Lane including Gore Basin, Downend Road, Newport – as she knew one of the objectors.

Cllr John Hobart declared a personal and prejudicial interest in minute 41 (a) 1 - Land adjacent Merstone Lane including Gore Basin, Downend Road, Newport – as he knew the applicant and the agent. He was not present during the discussion and voting thereon.

Cllr William Burt declared a personal interest in minute 41 (a) 1 – Land adjacent Merstone Lane including Gore Basin, Downend Road, Newport – as he knew the applicant.

Cllr Ivan Bulwer declared a personal interest in minute 41 (b) – 148 Binstead Lodge Road, Ryde – as he was the local member.

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

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

Consideration was given to items 1 - 4 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.

Cllr John Hobart declared a personal and prejudicial interest in this item and left the room.

**Application:** [TCP/25508/F](#)

**Details:** Proposed use of the site in connection with the staging of motocross events (three times a year) (revised scheme) (additional information) (readvertised application).

Land adjacent Merstone Lane including, Gore Basin, Downend Road, Newport, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 19 December 2008.

**Public Participants:** Dr Phillip James (Objector)  
Mr Ronald Scotchbrook (Objector)

Mr Glen Hepburn (Agent)

**Additional Representations:** The Committees attention was drawn to a number of typographical errors contained within the original report.

- Page 9 – penultimate paragraph of section 5.2.3, final sentence should read “also, light pollution is **now** classified as a statutory nuisance in the Clean Neighbourhoods and Environment Act 2005...”
- Page 14 – eighteenth bullet point should read “on page 3 of the ES it is alleged that closure of Rights of Way will be **unnecessary**.”
- Page 16 – paragraph 6.2.1, second sentence should read “This was served due to the breach in planning control involving, without planning permission, a change of use **from** agricultural land to a motocross site...”

**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.

THAT legal proceedings be initiated without further delay, for failure to comply with the restoration requirements for the Enforcement Notice.

**Reasons:** As per report (Item 1)

**Application:** [TCP/04202/M](#)

**Details:** Demolition of care home; outline for construction of 40 close care community homes with 24 hour care; vehicular access and parking.

Green Meadows, Colwell Road, Freshwater, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 19 December 2008.

**Public Participants:** Mrs L Walters (Agent)

**Additional Representations:** It was noted that there was an error in the report regarding paragraph 1.3, which should read as follows:

Residents would be aged 55 and over not 60. This age is in line with the Housing Department's definitions of older persons and therefore is considered acceptable. Additionally, although partners/spouses may not require the same level of care the commitment to care of some level is an integral component in the purchase of the unit.

**Comment:** The Committee raised concern regarding the lack of provision of access to public transport.

**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 item be deferred for one month to allow for planning officers to discuss with the developer the provision of a S106 Agreement to provide links between the site and public transport.

**Conditions:** Additional condition as follows:

Prior to work commencing a detailed operational management plan would be submitted to and approved in writing by the Local Planning Authority. The management plan would include the following elements:

- i A strategy, to be agreed with the LPA, that sets out the range of care provision to be provided to all residents.
- ii The occupancy criteria for residents.
- iii A means to ensure occupancy of units only for those requiring care and are aged 55 years and older.
- iv A mechanism to ensure the retention of vacated units for the provision of care for those that meet the agreed occupancy criteria.

As per report (Item 2 )

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**Application:** [TCP/18697/B](#)

**Details:** Conversion of part of garage into retail area to include new glazed entrance; assembly of home made arts and crafts items (revised description) (readvertised application).

129 Carisbrooke Road, Newport, Isle of Wight

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 19 December 2008.

**Public** None

**Participants:**

**Additional** None

**Representations:**

**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 a split decision be agreed as follows :

- i. Approve planning permission for the use of the garage for the manufacture of craft items.
- ii. Refuse planning permission for the proposed retail use and external alterations to the existing building.
- iii. Refuse advertisement consent for the proposed non-illuminated sign.
- iv. Enforcement action be initiated for the cessation of the retail use of the property with a compliance period of three months and the frontage of the garage be re-instated within 1 further month following the cessation of trading.

**Conditions:** As per report (Item 3 )

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**Application:** A/02469

**Details:** Non-illuminated fascia sign

129 Carisbrooke Road, Newport, Isle of Wight

**Site Visits:** The site was visited by members of the Planning Committee on Friday 19 December 2008

**Public** None

**Participants:**

**Additional** None

**Representations:**

**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 is refused.

**Conditions:** As per report (Item 4)

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- (b) [P/02019/07 – Tcp/28599 - Alterations; Single Storey Extension to form Enlarged Garage; Conservatory with Raised Decking; Summer House and Replacement Shed, 148 Binstead Lodge Road, Ryde](#)

Following the Committee site visit on Friday, 19 December 2008, members had requested for the positions of the two outbuildings be checked to ensure that they were being constructed in accordance with the approved plan. At present the concrete bases had been laid but neither building had been constructed. Members had raised a further query in regard to the intended use of a pipe that was projecting out of the concrete base that was to carry the summerhouse/workshop.

Members were advised that confirmation had been sought regarding the correct positioning of the two outbuildings in accordance to the approved plan. It was noted that the summerhouse/workshop was 0.3m closer to the rear boundary than the approved plans. This had been raised with the agent who had spoken to his client who had apologised for the error and confirmed that both structures would be constructed strictly in accordance with the positions as shown on the approved plan. In regard to the intended use of the plastic pipe, Members were advised that this was to carry an electricity supply into the outbuildings.

RESOLVED :

- (i) THAT it was agreed to treat the alterations to the approved plan as amendments but declined to agree to the alteration of the roof design of the conservatory, which the Committee required to be altered to a hipped roof.
  - (ii) THAT an advice note to be sent to the applicant expressing there dissatisfaction that work carried out to date did not comply with the approved plans and stressing that the remaining elements of the development were carried out strictly in accordance with the approved plans.
- (c) [P/002437/07 – TCP/09079/L – Detached House; Parking and Proposed Vehicular Access, Harts Cottage, Rew Street, Cowes](#)

During the Planning Committee briefing Members had requested that Officers verify that the approved house had been positioned correctly within the plot, specifically checking the distance off the new boundary wall on the northern side of the property. Members were advised that the positioning of the dwelling had been checked and the distances off the boundaries had been found to comply with those on the approved plan. The site had been visited by members of the Planning Committee on Friday, 19 December.

## RESOLVED

- (i) THAT Committee declined to accept the alterations to the front elevation and the provision of the door in the south elevation as amendments to the approved plans. As members believed these alterations had an impact on the neighbouring property and the resulting design and appearance was considered to be of a sub standard to the original scheme, having an adverse effect on the street scene.

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

### **For (9)**

Cllrs Henry Adams, William Burt, Mike Cunningham, Gill Kennett, Muriel Miller, Lady Pigot, Ian Stephens, David Williams, David Whittaker.

### **Against (1)**

Cllr Ivan Bulwer.

- (ii) Committee resolved to accept the remaining elements as amendments to the approved plans.
- (iii) Officers were instructed to check the height of the front boundary fence.

CHAIRMAN