



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 23 MARCH 2010 COMMENCING AT 4.05 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Ivan Bulwer (Chairman), Reg Barry, Roger Dixcey, Stuart Dyer, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans, David Knowles, Susan Scoccia, Jerry White
Also Present (non voting)	Cllrs Barry Abraham, George Brown, Wayne Whittle
Officers Present	Russell Chick, Ben Gard, Michael Gildersleeves, Bill Murphy, Phil Salmon, Peter Taylor, Justin Thorne, Andrew White, Simon Wiggins, Sarah Wilkinson

---

40. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [16 February 2010](#) be confirmed.

41. [Declarations of Interest](#)

Cllr Paul Fuller declared a personal interest in Minute 42 (3) – 50 Palmers Road, Wootton Bridge, Ryde, as he knew the person speaking on behalf of the agent.

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

**Planning Applications and Related Matters**

Consideration was given to items 1 – 5 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.

<b>Application:</b>	<a href="#">TCP/29971</a>
<b>Details:</b>	Formation of access road to Osborne Works and the formation of a 300 space car park accessed off Saunders Way. Land south of, Saunders Way, East Cowes, Isle of Wight
<b>Site Visits:</b>	The site was visited by members of the Planning Committee on Friday, 19 March 2010.
<b>Public Participants:</b>	Mr Taylor (Objector) Mr Stuart Randle (Agent)
<b>Additional Representations:</b>	None.
<b>Comment:</b>	Members raised concern regarding the loss of one Holm Oak tree. Members indicated that officers should advise when discharging condition 3, that a native tree should be planted as a replacement.
<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: <p style="text-align: center;">THAT the application be approved.</p>
<b>Conditions:</b>	As per report (Item 1)

---

<b>Application:</b>	<a href="#">TCP/27094/E</a>
<b>Details:</b>	Formation of 18 caravan hardstands; camping areas; shower/w.c. blocks; bin store; alterations to vehicular access (revised scheme).  Riverside Paddock, Dodnor Lane, Newport, Isle of Wight.
<b>Site Visits:</b>	The site was visited by members of the Planning Committee on Friday, 19 March 2010.
<b>Public Participants:</b>	Miss Herbert (Applicant)
<b>Additional Representations:</b>	None.
<b>Comment:</b>	In compliance with the Council's Constitution the local member, Cllr Richard Hollis, did not vote.
<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.

**Conditions:**

Amendments to existing conditions:

- (3) - No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development as well as details of all external lighting to serve the site. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities; and an implementation programme.

Additional Conditions:

- (6) - The caravan and camping site hereby approved shall only be used for tourism purposes and not for any other purpose including uses falling within Use Class C1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) and shall be retained within one ownership and not sold separately.

Reason:

The site lies outside of a defined settlement in an area where additional permanent residential accommodation would not be acceptable, to ensure that the development remains for holiday purposes and to comply with Policy TSR1 of the South East Plan, the guidance set out in the Isle of Wight Tourism Development Plan, The Good Practice Guide on Planning for Tourism, the advice contained within PPS 7 (Sustainable Rural Development) and the requirements of policy G5 (Development Outside Defined Settlements) of the Isle of Wight Unitary Development Plan.

- (7) - The applicant, or their successor(s) in title, shall maintain a comprehensive up-to-date register listing occupiers of the caravan and camping site hereby approved, their main home addresses and the dates of occupation at the site. The said register shall be made available for inspection by the Local Planning Authority at reasonable notice.

Reason:

To ensure that the development remains for holiday purposes and to comply with Policy TSR1 of the South East Plan, and also with the guidance set out in the Isle of Wight Tourism Development Plan, The Good

- (8) - The gate providing access from the hereby approved caravan and camping site to the applicants additional adjacent land, shall be solely used for agricultural purposes only.

Reason.

To prevent the potential intensification of non agricultural uses on to currently open land in agricultural use and to protect the undeveloped character of this area in order to comply with PPS7 and policy D1 of the UDP.

(Item 2)

---

<b>Application:</b>	<a href="#">TCP/02342/F</a>
<b>Details:</b>	Demolition of bungalow; construction of three dwellings (one detached, one pair of semi-detached); alterations to vehicular access (revised scheme).
	50 Palmers Road, Wootton Bridge, Ryde, Isle of Wight.
<b>Site Visits:</b>	The site was visited by members of the Planning Committee on Friday, 19 March 2010
<b>Public Participants:</b>	Mr Corney (Objector) Mr Morris Barton (On behalf of the Agent)
<b>Additional Representations:</b>	None.
<b>Comment:</b>	The local member, Cllr Barry Abraham, spoke on this item.
<b>Decision:</b>	Members 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. A vote was taken by a show of hands on the proposal, which was not supported by a majority of the committee, therefore the motion fell.

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

**For (5)**

Cllrs John Hobart, Richard Hollis, Julie Jones-Evans, Susan Scoccia, Jerry White

**Against (5)**

Cllrs Reg Barry, Ivan Bulwer, Stuart Dyer, Paul Fuller, David Knowles

### **Abstained (1)**

Cllr Roger Dixcey

In line with the Council's Constitution, as the vote was tied, the Chairman exercised his right to a second vote. The chairman voted against the proposal and therefore the motion fell.

Members were given further procedural advice from the Principal Lawyer and further planning advice from the Head of Planning Services.

Following receipt of this advice a proposal to refuse the application was received. In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation.

### **For (5)**

Cllrs John Hobart, Richard Hollis, Julie Jones-Evans, Susan Scoccia, Jerry White

### **Against (6)**

Cllrs Reg Barry, Ivan Bulwer, Roger Dixcey, Stuart Dyer, Paul Fuller, David Knowles

The motion to refuse the application fell.

A further proposal to approve the application in line with officer recommendation was put forward.

### **RESOLVED:**

THAT the application be approved.

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

---

**Application:** [TCP/10858/V](#)  
**Details:** Proposed residential development comprising three/four storey block of 21 sheltered housing units with landscaping, parking and access off Bellevue Road; part demolition and reconstruction of boundary walls to East Street and Bellevue Road; detached summerhouse (revised site plan)

**Site Visits:** Site of Tilden House, 26 Bellevue Road, Ryde, Isle of Wight.  
The site was visited by members of the Planning Committee on Friday, 11 December 2009.

**Public Participants:** In line with the Council's Constitution, as this application had been deferred from the 26 January Planning Committee and had not been readvertised, public speaking was not permitted.

**Additional Representations:** An appraisal of the current application had been received from KM Heritage, who had been commissioned by objectors.

An additional report had been submitted by the agent for the application.

A letter from Thomas Eggar LLP, who was acting on behalf of the applicant, had been received.

A letter from DMH Stallard enclosing correspondence from English Heritage had been received.

31 letters of objection had been received.

Further concerns had been raised in respect to the retaining wall and wall onto Bellevue Road.

**Amendments:** It was noted on page 44, paragraph 2.2 of the 23 March 2010 report incorrectly stated that the site area was 0.15 hectares and should read 0.22 hectares.

**Comment:** Members noted that this application had been deferred from the 26 January 2010 meeting of the Planning Committee to allow officers to seek further clarification on a number of points that had been raised during debate.

Members raised concern in regard to the boundary wall and were advised by the Head of Planning that the wall was not listed and there was a condition on the re-use of the stone on the proposed boundary wall topped with wrought iron railings.

The local member, Cllr Wayne Whittle, spoke on this item.

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

**For (4)**

Cllrs Paul Fuller, Richard Hollis, David Knowles, Jerry White

**Against (5)**

Cllrs Ivan Bulwer, Roger Dixcey, Stuart Dyer, John Hobart, Susan Scoccia

**Abstentions (2)**

Cllrs Reg Barry, Julie Jones-Evans

The motion to refuse the application fell.

A proposal for approval was received.

**RESOLVED:**

THAT the application be approved.

**Conditions:**

Amendments to existing conditions:

- (4) - Notwithstanding the approved plans construction of the boundary wall hereby permitted shall not commence until a detailed specification for its construction (including the design/calculations for the incorporation of a vehicle containment barrier in accordance DMRB Vol 2 Section 2 Part 8 TD 19/06) has been submitted to and approved in writing by the local planning authority. Details shall also include details of the re-use of stone retained from the demolition of the existing boundary wall, its jointing, cutting and laying, mortar (including strength of mix, colour, texture) and finish of the pointing to be used in the replacement boundary wall. Once agreed, a 1m sample panel for the boundary walls shall be erected on site for inspection and approval in writing by the Local Planning Authority prior to commencement. No demolition of the boundary walls shall take place until the aforementioned details have been agreed. Development shall be carried out in accordance with the approved details.

Reason:

To reflect the requirements of 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 ensure that a satisfactory vehicle containment barrier is provided in accordance with advice in PPG13 and PPG15 and to comply with Policy D1 (Design) and TR7 (Highway Considerations of New Development) of the Isle of Wight Unitary Development Plan.

(Item 4)

---

**Application:**[CAC/10858/U](#)**Details:**

Conservation Area Consent for residential development comprising three/four storey block of 21 sheltered housing units with landscaping, parking and access off Bellevue Road; part demolition and reconstruction of boundary walls to East Street and Bellevue Road; detached summerhouse(revised site plan).

Site of Tilden House, 26 Bellevue Road, Ryde, Isle of Wight

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 11 December 2009.

**Public Participants:**

In line with the Council's Constitution, as this application had been deferred from the 26 January Planning Committee and had not been readvertised, public speaking was not permitted.

**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:

THAT the application be approved.

**Conditions:** As per report  
(Item 5)

---

CHAIRMAN