



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 23 SEPTEMBER 2008 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Susan Scoccia (Vice Chairman in the Chair), Henry Adams, Wendy Arnold, William Burt, George Cameron, Mike Cunningham, John Hobart, Muriel Miller, Lady Pigot, (2 Vacancies)
Also Present (Non voting)	Cllrs Barry Abraham, George Brown, Vanessa Churchman, Dawn Cousins, John Effemey, Jonathan Fitzgerald-Bond, Lora Peacey-Wilcox, Margaret Webster
Officers Present	Steve Cornwell, Keith Jolliffe, Helen Miles, Bill Murphy, Andrew Pegram, Wendy Perera, April Ross, Phil Salmon, Justin Thorne, Andrew White, Sarah Wilkinson
Apologies	Cllrs Ivan Bulwer, Charles Chapman, Gill Kennett, Brian Mosdell

25. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [26 August 2008](#) be confirmed.

26. **Declarations of Interest**

Cllr Wendy Arnold declared a personal interest in Minute 27 (a) (3) – Havenstreet Cricket Ground, Main Road, Havenstreet - as she was a member of Newclose Cricket Club.

Cllr William Burt declared a personal interest in Minute 27 (a) (3) – Havenstreet Cricket Ground, Main Road, Havenstreet - as he was Vice President of Westover Cricket Club.

Cllr Henry Adams declared a personal interest in Minute 27 (a) (3) – Havenstreet Cricket Ground, Main Road, Havenstreet - as he knew the applicant.

Cllr Henry Adams declared a personal and prejudicial interest in Minute 27 (a) (5) – Land at rear of 46 Mill Hill Road, Cowes - as he had a close association with the applicant. He was not present during the discussion or voting thereon.

Cllr Muriel Miller declared a personal and prejudicial interest in Minute 27 (a) (6) – Gurnard Pines Holiday Village, Cockleton Lane, Cowes - as she had a close association with the family of the site grounds man, who had given evidence as part of the application. She was not present during the discussion or voting thereon.

Cllr Susan Scoccia declared a personal interest in Minute 27 (a) (7) – 18 Steephill Court Road, Ventnor - as she knew one of the developers and the objector.

27. Report of the Head of Planning Services

Planning Applications and Related Matters

Consideration was given to items 3, 4, 5, 6, 7, 9 and 10 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/19999/E](#)

Details: Change of use from agricultural land to cricket ground to include construction of pavilion and implement store; alterations to vehicular access (revised scheme)

OS parcels 5856 and 7560 off Main Road, Havenstreet, Ryde, Isle of Wight

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

Public Participants:	Mr Watts and Mrs Cunningham (Objectors) Mr Howard Johnson (On behalf of Havenstreet and Ashey Parish Council) Mr Keith Newbury (Applicant)
Additional Representations:	A letter had been received from a neighbouring landowner raising concern about the removal of a hedge. An additional letter of objection had been received. A letter had been received from Cllr Mosdell setting out various comments for consideration. A letter was also received from the applicant's agent questioning whether the application was a major development.
Comment:	The local member, Councillor Dawn Cousins, spoke on this item. Adjoining members Councillors Barry Abraham and Vanessa Churchman both 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 3)
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Application:	TCP/28957
Details:	Construction of new building to form 5 industrial units to include office accommodation and parking area. Land north west of Booker Cash & Carry off Seaview Road, Cowes, Isle of Wight
Site Visits:	The site was visited by members of the Planning Committee on Monday, 20 June 2008.
Public Participants:	None
Additional Representations:	Amendments to conditions and additional conditions were received. These were to correct typing errors and omissions in the original report, and to respond to issues raised by the

Committee previously around noise from operating in the early hours in close proximity to a residential area.

Both Planning Officers and Environmental Officers had attended on site at midnight and 2.00am to take noise readings.

An additional letter of objection had also been received.

Comment: The local member, Cllr John Effemey, 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 4) and additional representations.

Application: [TCP/04355/E](#)

Details: Demolition of garage; residential development of 5 houses in courtyard complex with parking and access off Mill Hill Road (revised scheme).

Land at and rear of 46 Mill Hill Road, Cowes, Isle of Wight.

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

Public Participants: None

Additional Representations: The Committee received further comments from the Planning Officer with regard to the access roadway and an additional reason for refusal was outlined.

Comment: The local member, Cllr Lora Peacey-Wilcox, 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 5) and additional representations.

(Cllr Muriel Miller declared a personal and prejudicial interest in this item and left the room.)

Application: LDC/27732/M [\(1\)](#) and [\(2\)](#)

Details: Certificate of lawfulness for continued use of chalets numbered: 4, 20, 24, 44, 86, 111, 112, 114, 140, 164, 203, 206, 208, 213, 223, 225, 238, 239, 240, 244 and 246 as permanent residences 52 weeks of the year (corrected/additional units) (readvertised application).

Gurnard Pines Holiday Village, Cockleton Lane, Cowes, Isle of Wight.

Site Visits: None.

Public Participants: N/A

Additional Representations: N/A

Comment: The Committee became inquorate for this item due to apologies and declarations of interest which had been received.

Decision: The Committee could not deal with this item due to being inquorate and therefore the item had to be deferred to a future meeting of the Committee.

Conditions: N/A

Application: [TCP/25909/D](#)

Details: Construction of 2 dwellings with garages; alterations to vehicular access, (revised scheme)

18 Steephill Court Road, Ventnor, Isle of Wight

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

Public Participants: Mr George King (Objector)

Mr Darren Shaw (Applicant)

Additional Representations: A letter of support had been received.

Information on ground stability had also been received which was of satisfaction to the Planning Officer.

Comment: Cllr Fitzgerald-Bond, on behalf of 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:

- (i) Conditional permission for Plot A;
- (ii) Refusal of planning permission for Plot B:

Conditions: As per report (Item 7)

Application: [TCP/09496/C](#)

Details: Pair of semi-detached houses with integral double garage and access road off Church Hill; detached garage for Bramble Cottage.

Land adjacent Bramble Cottage, Church Hill, Godshill, Ventnor, Isle of Wight

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

Public Participants: Mrs Michelle Taylor (Objector)
Mr Peter Whitehouse (Agent)

Additional Representations: Concerns were raised from the Council's Building Control Manager regarding the effect of the surcharge loading from the proposed access road on the existing wall and retaining structures being required.

Two additional reasons for refusal were recommended.

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.

Conditions: As per report (Item 9) and additional representations.

Application:	TCP/25153/B
Details:	Retention of vehicular access and hardstanding. 21 Oaks Close, East Cowes, Isle of Wight
Site Visits:	None.
Public Participants:	Mrs Groves and Mrs Davies (Objectors) Mr Chris Hougham (On behalf of Applicant)
Additional Representations:	None
Comment:	The local member, Cllr Margaret Webster, spoke on this item. The Committee expressed the view that a site visit would be beneficial in assisting them to reach a decision.
Decision:	The Committee resolved: THAT the application be deferred pending a site visit.
Conditions:	N/A

28. **Members' Question Time**

Cllr Scoccia asked a question in relation to signage. The Head of Planning Services would circulate a briefing note.

Cllr Hobart asked a question in relation to the need to visit all sites where the application was for retrospective planning permission. The Head of Planning Services would discuss this, and the timing of site visits, with the Chairman.

CHAIRMAN