



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 24 NOVEMBER 2009 COMMENCING AT 4.00PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Ivan Bulwer (Chairman), George Cameron, Roger Dixcey, Stuart Dyer, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans, Susan Scoccia
Also Present (non voting)	Cllrs Edward Giles, Lora Peacey-Wilcox, Margaret Webster
Officers Present	Russell Chick, Mike Gildersleeves, Bill Murphy, Trevor Pointon, Phil Salmon, Justin Thorne, Shannon Waaldijk, Alan White, Simon Wiggins, Sarah Wilkinson
Apologies	Cllr Adrian Whittaker

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22. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [27 October 2009](#) be confirmed.

23. [Declarations of Interest](#)

Cllr Julie Jones-Evans declared a personal interest in Minute 25 (a) (1) – Venture Quays/Trinity House Depot and Wharf in the vicinity of, Castle Street, East Cowes, as her son attended Holy Cross School, which was in close proximity to the application site.

Cllr Richard Hollis declared a personal and prejudicial interest in Minute 25 (a) (2) and (3) – Land to the south east of Egypt House, Egypt Hill, Cowes, as he had previously objected to a previous application on the site.

24. [Public Question Time](#)

Mr David Burdett asked a question with regard to the powers of the Planning Committee to designate land for future use to enable a relief road for Newport. The Head of Planning Services provided a response.

## 25. Report of the Head of Planning Services

### (a) 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:** [TCP/27465/C](#)

**Details:** Construction of building to form proposed foodstore with associated service yard and car park; town square (aorm)(revised scheme)(readvertised application).

Venture Quays/Trinity House Depot and Wharf/former North Works/land to west of Sylvan Avenue, Red Funnel Marshalling Yards/Public Conveniences/Well Road Car Park/located in vicinity of, Castle Street, East Cowes, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 20 November 2009.

**Public Participants:** Mrs Sarah Dover (Objector)  
Mr Peter Geach (Objector)

Mr Morris Barton (on behalf of East Cowes Town Council)

Mr Hugh Casely (On behalf of the Agent)

**Additional Representations:** None.

**Comment:** Members noted that Officers would consult with the Town Council on the final details of the colour scheme and external materials including the artwork within the recessed panels when discharging conditions. Officers advised the Committee that the signage of the store would be subject to a separate advertising application.

The local member, Cllr Margaret Webster, 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 but with the following amendments:

- Condition 6 – to read as follows:

Prior to the commencement of development, a detailed landscaping schedule, including all hard and soft landscape features including a detailed specification of proposed planting shall be submitted to and agreed in writing by the Local Planning Authority. This schedule shall also include details of proposed replacement planting and also a full specification for external CCTV equipment (including details of coverage of the town square). The proposed schedule shall also include a timetable for implementation and details of management of all features for a period of not less than 5 years.

Reason: In the interests of the high quality and secure design of the development proposed and to ensure that the development will appropriately integrate into the established character and appearance of the area, and to comply with policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan and the principles of Planning Policy Statement 1 (PPS1 – Delivering Sustainable Development).

(Item 1)

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

**Application:**

[TCP/21515/M](#) and [LBC/21515/L](#)

**Details:**

Construction of 4 detached dwellings with garages and parking; vehicular access (further revised plans)(revised site address)(further readvertised application).

Land to the south east of Egypt House, (formerly described as land forming part of Egypt House), Egypt Hill, Cowes, Isle of Wight.

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 20 November 2009.

**Public**

Mrs Ann Thwaites (Objector)

**Participants:**

Mr David Jones (On behalf of Cowes Town Council)

Mr Chris Chatwin (Agent)

**Additional Representations:**

Three additional third party letters of objection had been received. The points raised were covered within the report.

**Comment:**

In compliance with the Council's Constitution the local member, Cllr Paul Fuller, did not vote.

**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 to be added:

- (i) That permitted development rights be removed from the four dwellings.
- (ii) That a red tile be agreed as the roofing material for the proposed dwellings.

(Item 2 and 3)

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**Application:**

[TCP/02141/Y](#)

**Details:**

Demolition of part of building and house; refurbishment of existing shop to include extensions forming light industrial units, staff rooms and w.c; construction of detached block of four light industrial units and w.c; parking, (revised scheme).

Co-op Stores, 155 Mill Hill Road, Cowes, Isle of Wight.

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 20 November 2009.

**Public**

**Participants:**

Mrs Julia Ship (Objector)

Mr David Jones (On behalf of Cowes Town Council)

**Additional Representations:**

Officers had identified that one of the main considerations affecting this application was the layout of the access to the site and how this impacted on highway safety. The Council's Highway Officer provided additional clarification to parking issues.

**Comment:**

The local member, Cllr Lora Peacey-Wilcox, 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 (8)**

Cllrs George Cameron, Roger Dixcey, Stuart Dyer, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans, Susan Scoccia.

**Against (1)**

Cllr Ivan Bulwer

**Reasons:**

The application was refused for the following reasons:

As a result of the limited space available on site the parking and access arrangements would be likely to result in a conflict

between delivery vehicles for the proposed industrial units and the retail establishment as well as the customers of both uses. As a result the proposed development is considered to result in competing uses on site, having a detrimental impact on highway users contrary to policy TR7 (Highway Considerations for New Development) of the Isle of Wight Unitary Development Plan.

(Item 4)

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<b>Application:</b>	<a href="#">TCP/29572/A</a>
<b>Details:</b>	Demolition of bungalow; construction of detached house with conservatory; parking and relocation of vehicular access (revised scheme).
	93 Noke Common, Newport, Isle of Wight.
<b>Site Visits:</b>	The site was visited by members of the Planning Committee on Friday, 20 November 2009.
<b>Public Participants:</b>	Mr Patrick Bentley (Objector)
<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.
<b>Conditions:</b>	As per report (Item 5)

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<b>Application:</b>	<a href="#">TCP/28511/B</a>
<b>Details:</b>	Erection of three bed house to include one parking space and vehicular access (plot 2) (revised scheme)(revised plans).
	2 Spring Lane, Newport, Isle of Wight.
<b>Site Visits:</b>	The site was visited by members of the Planning Committee on Friday, 20 November 2009.
<b>Public Participants:</b>	Mr Martin Hayles (Agent)
<b>Additional Representations:</b>	None
<b>Comment:</b>	In compliance with the Council's Constitution the local member, Cllr John Hobart, 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:**

As per report but with the following amendments:

- Condition 5 – to add at the end of the condition “and retained”.

(Item 6)

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**Application:**

[TCP/23826/A](#)

**Details:**

Proposed single storey rear extension to form sun room and raised timber decking with timber stairs and balustrading (revised plans).

32 Alvington Road, Newport, Isle of Wight.

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 20 November 2009.

**Public**

Mrs Skelley (Objector)

**Participants:**

Mr Paul Stack (On behalf of the applicant)

**Additional Representations:**

Additional comments had been received from the adjoining occupier, requesting that the Committee view the application site from a neighbouring property.

**Comment:**

Officers drew to the attention of members that in line with the Council's Constitution, this application was to be considered by the Committee, as the application had been made on behalf of a Council employee who held a senior post within the Planning Department.

In compliance with the Council's Constitution the local member, Cllr John Hobart, did not vote.

**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 8)

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**Application:**

[TCP/29812](#)

**Details:**

Erection of first floor front extension, alterations to the roof of the main dwelling, veranda on the front elevation, single storey extension to the rear and change of materials.

Waypoint, Swains Road, Bembridge, Isle of Wight.

**Site Visits:**

The site was visited by members of the Planning Committee on Tuesday, 24 November 2009.

**Public**

None.

**Participants:**

**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 7)

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26. (b) [TCP/02068/A – Newclose Cricket Ground, Blackwater, Newport, Isle of Wight](#)

Member considered the report which summarised the present situation regarding Newclose Cricket Ground, which had been subject to an Enforcement investigation.

The Committee was advised the application had been granted permission and that the approval contained a condition pertaining to the hours of use for the Bar and Restaurant. The Officers stated that they had received a number of requests where it had been alleged that the condition had been breached and asking for enforcement action to be taken.

Members were told that the operators and Officers had been involved in prolonged discussions in regard to the interpretation of the wording of the condition. The operators sought to resolve the issue through submission of a planning application and this had been validated on 27 October 2009.

**RESOLVED :**

                  THAT the Committee endorse the Officers opinion that it would not be in the public interest to serve a Breach of Condition Notice on the operators of Newclose Cricket Ground, pending the determination of the planning application. Following determination of the application by the Committee then the requirement for any enforcement action should be reconsidered.

27. [Members' Question Time](#)

Cllr Julie Jones-Evans asked a question in relation to the appointment to the vacant conservation position. The Head of Planning Services provided the Committee with a brief summary on the progress of the restructure of the service.

CHAIRMAN