



Minutes

Name of meeting

PLANNING COMMITTEE

Date and time

TUESDAY, 24 FEBRUARY 2009 COMMENCING AT 4.04 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, Charles Chapman, Mike Cunningham, John Hobart, Gill Kennett, Muriel Miller, Lady Pigot, (2 Vacancies)

Also Present
(non voting)

Cllrs George Brown, Vanessa Churchman, David Pugh, Alan Wells

Officers Present

Steve Cornwell, Michael Gildersleeves, Keith Joliffe, John Mackenzie, Helen Miles, Bill Murphy, Phil Salmon, Andrew White, Simon Wiggins

Apologies

Cllrs Ivan Bulwer, Roger Dixcey

Introduction

44. Minutes

RESOLVED :

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

45. Declarations of Interest (1) and (2)

Councillor Henry Adams declared a personal and prejudicial interest in Minute 46 (a) (6) – Land rear of Lytton House and land north of Kariba House (formerly known as Little Bookham), Ashlake Copse Road, Ryde – as he was a personal friend of the applicant. He was not present during the discussion and voting thereon.

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

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

Consideration was given to items 1 - 7 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/26116/C \(1\)](#) and [\(2\)](#)

Details: Residential development comprising 4 terraces of three houses and one detached bungalow (13 in total) with parking and access road (aorm) (further revised scheme).

Land between Node Close and Rotary Court and north of Southfield Gardens, Ryde, Isle of Wight.

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

Public Participants: Mr Terill (Objector)
Mr Paul Stack (on behalf of the Applicant)

Additional Representations: Five additional letters had been received from local residents. The grounds covered within those letters were contained within the report.

Comment: The Local Member, Cllr Vanessa Churchman, spoke on this item.

The Committee agreed to a short adjournment to allow Planning Officers to discuss the issues that had been raised with the applicant.

Decision: The Committee had taken into consideration the reasons for the recommendation as set out under paragraph entitled Justification for Recommendation of the report and resolved:

THAT the application be deferred for one month to allow for further discussion between planning officers and the developer with regard to the height, positioning and mass of plots 12 -14 and the impact of plot 6 to residents of Southfield Gardens.

Conditions: As per report (Item 1)

Application: [TCP/01597/T](#)

Details: Outline for detached dwelling with double garage and access off Ashlake Copse Road (revised scheme).

Land to rear of 25 and 27 Fishbourne Lane and between The Shrubbery and Greenwood, Ashlake Copse Road, Ryde, Isle of Wight.

Site Visits:	The site was visited by members of the Planning Committee on Friday, 20 February 2009.
Public Participants:	Mr Tony Cooper (Fishbourne Parish Council) Mr Glen Hepburn (Agent)
Additional Representations:	None
Comment:	The Committee raised concerns with regard to the traffic capacity of Ashlake Copse Road and safety concerns at the junction with Fishbourne Lane.
Decision:	<p>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> <p>Members confirmed that they would have resolved to refuse permission for the reasons outlined in the Officers report had the applicant not lodged the non-determination appeal.</p>
Conditions:	As per report (Item 2)

Cllr Henry Adams declared a personal and prejudicial interest in this item and left the room.

Application:	TCP/02010/G
Details:	<p>Outline for detached dwelling (amended location) (readvertised application).</p> <p>Land rear of Lytton House and land north of Kariba House (formerly known as Little Bookham), Ashlake Copse Road, Ryde, Isle of Wight.</p>
Site Visits:	The site was visited by members of the Planning Committee on Friday, 20 February 2009.
Public Participants:	Mr Malcolm Hector (Objector) Mr Tony Cooper (Fishbourne Parish Council) Mr David Long (Agent)
Additional Representations:	<p>A formal consultation response had been received from Southern Water that indicated that there was currently inadequate capacity in the drainage system for additional flow. Southern Water requested:</p> <ul style="list-style-type: none"> • A Condition relating to a scheme of drainage for foul water to be agreed prior to construction. • A Condition relating to a scheme of drainage for surface water to be agreed prior to construction. • An Informative stating that no development or new planting

is to take place within 3m of the existing sewer, and that the developer must advise the Local Planning Authority and Southern Water of measures to be undertaken to protect the public sewer during construction.

The Committee was asked to note that the points raised by Southern Water would be applied if the application were being recommended for approval. However, as the application was recommended for refusal and it was apparent that satisfactory drainage could be secured through the application of conditions for the proposed development, a reason for refusal on that basis could not be sustained at appeal.

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.

Reasons: As per report (Item 6).

Application: LBC/28174/N

Details: LBC for removal of part of winders stair between 1st and 2nd floors and replacement landing; replacement railings and gate and restoration of wall.

The Roundhouse, 61 George Street, Ryde, Isle of Wight.

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

This application was deferred prior to the meeting at the request of Planning Officers.

(Item 4)

Application: [TCP/06822/H](#)

Details: Retention of dwelling as built with changes to external appearance and extent of decking area (revised plans) (readvertised application).

38A Denmark Road, Cowes, Isle of Wight.

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

Public Participants: Mr John Bentley (Objector)
Mrs Janet Allen (Objector)

**Additional
Representations:**

Following clarification it had been confirmed that the flank walls at the frontage of the site were already constructed of brick that matched the existing property. Accordingly, condition 2 which required that demolition of the wall and its rebuilding in brick that matched the existing property was no longer required. However, the wall had been constructed above 1 metre and did require a reduction to its height.

Planning Officers proposed that condition 2 as set out in the report be replaced with the following:

“Within three months of the date of this approval or prior to the occupation of the dwelling, whichever is the sooner, the existing boundary wall along the site frontage shall be reduced in height to no more than 1m in height. No boundary wall or fence erected on the site frontage hereafter, nor any hedge planted to mark the boundary or alongside any such boundary, wall or fence, shall at any time be permitted to be more than 1m above the level of the carriageway. The resultant visibility splays shall be kept free of obstruction hereafter.

Compliance with condition 2 was in the interests of highway safety and to comply with Policy TR7 of the Isle of Wight Unitary Development Plan.

Comment:

The Local Member, Cllr Alan Wells, 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 (9)

Cllrs Henry Adams, Wendy Arnold, William Burt, George Cameron, John Hobart, Gill Kennett, Muriel Miller, Lady Pigot, Susan Scoccia

Against (1)

Cllr Mike Cunningham

Abstention (1)

Cllr Charles Chapman

- (i) THAT the application be refused
- (ii) THAT Enforcement Action be authorised which sought the demolition of the dwelling as built.

Reasons:

The application was refused for the following reasons:

- (i) The proposed development by virtue of its design and

scale in particular the treatment of the front elevation including the finishes of external materials was out of keeping with the character of the surrounding area and was therefore unacceptable and contrary to Policy D1 (Standards of Design) and G4 (General Locational Criteria for Development) of the Isle of Wight Unitary Development Plan as well as being contrary to the intentions as set out in Planning Policy Statement 1 (Sustainable Development)

- (ii) The proposed development would have an adverse impact upon the amenity of the adjoining residential properties and was therefore contrary to Policy D1 (Standards and Design) of the Isle of Wight Unitary Development Plan.

(Item 5)

Application:	TCP/09079/N (1) and (2)
Details:	Retention of dwelling as built with parking and vehicular and pedestrian access. Harts Cottage, Rew Street, Cowes, Isle of Wight.
Public Participants:	Mr Egerton (Objector) Mr Brian Salter (Gurnard Parish Council)
Additional Representations:	A letter of objection had been received from the occupants of the adjoining property.
Comment:	In compliance with the Council's Constitution the local member, Cllr John Hobart, did not vote.
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 (5)

Cllrs Henry Adams, Wendy Arnold, William Burt, George Cameron, Muriel Miller

Against (4)

Cllrs Charles Chapman, Mike Cunningham, Lady Pigot, Susan Scoccia

Abstentions (1)

Cllr Gill Kennett

- (i) THAT the application be refused
- (ii) THAT Enforcement Action be authorised which sought the removal of the property.

Reasons: The application was refused for the following reason:

The proposed development by virtue of the design and scale of the front elevation, and in particular the overdominance of windows protruding above the roofline was considered over dominant within the street scene to the detriment of the general character and context of the surrounding area. Accordingly, the proposal was contrary to Policies D1 (Standards of Design) and G4 (General Locational Criteria) of the Isle of Wight Council Unitary Development Plan and of the intentions expressed in Planning Policy Statement 1 (Sustainable Development).

(Item 7)

Application: [TCP/15494/E](#)

Details: Change of use from hotel to dwelling (revised scheme).

Farringford Hotel, 19 Hope Road, Shanklin, Isle of Wight.

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

Public Participants: None

Additional Representations: None

Comment: The Local Member, Cllr David Pugh, 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.) THAT conditional permission be granted.

(ii.) THAT Officers issue an informative to the applicant of the Committees concerns in regard to the exterior of the property.

Conditions: As per report (Item 3)

- (b) [P/01038/07 – TCP/28078/A – Demolition of chalet; Replacement holiday chalet \(revised scheme\), 5 Hornhill, Rew Street, Gurnard](#)

Members noted that planning permission had been granted in July 2007 for a replacement holiday chalet. The applicant had applied to amend the approved scheme as the chalet had not yet been built.

Members were advised that the proposed amendments related to the western elevation and roof plane of the approved chalet including the removal of the two side elevation windows of the west elevation and installation of four velux windows within the western roof plane of the property.

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

RESOLVED

Members agreed to accept the proposed alterations to the approved plan as minor amendments.

CHAIRMAN