



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 24 JUNE 2008 COMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), Wendy Arnold, William Burt, Charles Chapman, Gill Kennett, Muriel Miller, Brian Mosdell, Lady Pigot, Susan Scoccia
Officers Present	Keith Jolliffe, John MacKenzie, Helen Miles, Andrew Pegram, Phil Salmon, Amanda Thomas, Sarah Wilkinson
Apologies	Henry Adams, George Cameron, Mike Cunningham, John Hobart

12. **Minutes**

RESOLVED :

THAT the Minutes of the meeting held on [27 May 2008](#) be confirmed.

13. **Declarations of Interest**

Cllr Lady Pigot declared a personal and prejudicial interest in Minute 15 (4) - The Image Workshop & Gallery, 71 High Street, Bembridge, as the applicant was currently undertaking some work for her. She was not present during the discussion or voting thereon.

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

Planning Applications and Related Matters

Consideration was given to items 1 - 9 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/08080/E](#)

Details: 39 and 41 Medina Avenue, Newport, Isle of Wight

Demolition of dwellings; two/three storey building comprising 19 apartments with accommodation within roofspace and basement parking; landscaping and vehicular access.

Site Visits: The site was visited by members of the Planning Committee on Friday, 20 June 2008.

Public Mr Barry Dyer (Objector)

Participants: Mr Les Weymes (Agent)

Additional Representations: Members were advised that conditions omitted from the report included a Section 106 Agreement, which would provide contributions to open space and infrastructure and for the establishment of a management agreement to manage and maintain the communal outdoor areas and 'living wall'.

Comment: Members raised concerns about car parking at the rear of the property and comments received from Southern Water regarding foul water disposal were noted. Officers had addressed the issues of car movement on the site and were satisfied that neighbouring properties would not be unduly inconvenienced. Further discussions could be arranged with Southern Water regarding the disposal of foul water and alternative systems could be put in place to address this issue.

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 1)

Application: [TCP/28957](#)

Details: Land north west of Booker Cash & Carry off Seaview Road, Cowes, Isle of Wight.

Construction of new building to form 5 industrial units to include office accommodation and parking area.

Site Visits: The site was visited by members of the Planning Committee on Friday, 20 June 2008.

Public Participants: Mr Anthony Flood (Applicant)

Additional Representations: Members' attention was drawn to additional representations received regarding Condition 5 and Condition 11. In addition, officers were recommending that surface water drainage be filtered through an oil interceptor, constructed in accordance with the Local Planning Authority. This would not include roof water.

Comment: Members were concerned that the applicant wished to amend the hours of business on the site and also asked that a condition be added to ensure correct perimeter fencing and security.

Decision: The Committee considered that in view of the applicant's wish to amend the hours of business, the application should be deferred for further discussion.

THAT the application be deferred.

Conditions: As per report (Item 2)

Application: TCP/01848/V

Details: Former Cowes Health Centre, 8 Consort Road, Cowes, Isle of Wight

Demolition of building; residential development of two storey block comprising 2 houses, 2 maisonettes and 2 flats to include accommodation within roofspace (revised scheme)

THIS APPLICATION WAS WITHDRAWN BY THE APPLICANT

(Item 3)

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

Application: [TCP/28733](#)

Details: The Image Workshop & Gallery, 71 High Street, Bembridge, Isle of Wight.

Demolition of shop; construction of terrace of 3 houses.

Site Visits: The site was visited by members of the Planning Committee on Friday, 20 June 2008.

Public Participants: Bill Bartlett (on behalf of Bembridge Parish Council)
Mr David Bottom (Applicant)

Additional Representations: None.

Comment: Members raised concerns about the size of the proposed accommodation and the lack of amenity space.

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 4)

Application: TCP/28802

Details: 135 Gurnard Pines, Cockleton Lane, Cowes, Isle of Wight.

Proposed use of property for permanent residential purposes all year round.

THIS APPLICATION WAS DEFERRED BY OFFICERS

(Item 5)

Application: [TCPL/05052/L and LBC/05052/K](#)

Details: Land adjacent Meadow Barn, Weston Road, Totland Bay, Isle of Wight.

Conversion of barn into dwelling; construction of detached chalet bungalow
and
LBC for conversion of barn into dwelling;
construction of detached chalet bungalow.

Site Visits: The site had previously been visited by members of the Planning Committee on Friday, 23 May 2008.

Public Participants: Mrs Carol Bryan (On behalf of Totland Parish Council)

Mr Glen Hepburn (Agent)

Additional Representations: None.

Comment: A statement from Cllr George Cameron was read out in his absence, which recommended additional conditions. Members considered use of alternative roofing materials and the need to ensure that the both the barn conversion and the additional building would go ahead.

Decision: In view of the need for further discussion with the applicant and agent, the Committee resolved

THAT the application be deferred to the next meeting.

Conditions: As per report (Items 6 and 7)

Application: [TCP/13560/D](#)

Details: Couthy Butt, Downcourt Farm, Downcourt Lane, Whitwell, Ventnor, Isle of Wight.

Conversion of and continued use of cottages as shepherd's accommodation.

Site Visits: The site was visited by members of the Planning Committee on Friday, 20 June 2008.

Public Participants: Mr Dennis Russell (Supporter)
Mr David Langford (Supporter)
Mrs Christine Burrows (Supporter)

Additional Representations: Members considered the additional information provided from officers and the applicant.

Comment: The Local Member spoke on this item, but in accordance with the Council's Constitution, Cllr Wendy Arnold did not vote. The Committee was

advised that a report written by Judith Norris, provided by the applicant's surveyor, could not be taken into account when considering the application.

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 8)

Application: TCP/05982/H

Details: Hillisgate Riding Stables, Hillis Gate Road, Newport, Isle of Wight.

Demolition of barn and stables; change of use of land for siting of 10 holiday caravans; siting of 2 facility buildings; vehicular access and parking area, (revised scheme).

THIS APPLICATION WAS DEFERRED BY OFFICERS

15. **Urgent Business**

[TCP/04395/Z - Freshwater Garage, Afton Road, Freshwater - Retention of jet wash](#)

The Chairman agreed to an item of urgent business as a decision was needed before the next meeting.

Members were advised that since approval of the application, the jet-wash system had not been used, pending the erection of a canopy. Local residents were not satisfied with the proposal of partial plastic screening for vehicles using the facility. A video was shown demonstrating use of the jet-wash without any protection and the Committee was informed that Environmental Health officers considered the current proposal sufficient to protect neighbouring properties.

RESOLVED :

THAT the application be approved.

CHAIRMAN