

Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	24 JULY 2007 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), Henry Adams, Wendy Arnold, George Cameron, Mike Cunningham, John Hobart, Gill Kennett, Muriel Miller, Brian Mosdell, Lady Pigot, Susan Scoccia, Arthur Taylor, David Williams
Also Present (non voting)	Cllrs George Brown, Dawn Cousins, Jonathan Fitzgerald-Bond, David Knowles, David Pugh, Ian Stephens, Alan Wells
Officers Present	Steve Cornwell, Keith Jolliffe, John MacKenzie, Julie Martin, Bill Murphy, Phil Salmon, Justin Thorne, Sarah Wilkinson, Andrew White
Apologies	Charles Chapman, David Whittaker

16. [Minutes](#)

RESOLVED :

THAT the Minutes of the meetings held on [26](#) and [28 June 2007](#) be confirmed.

17. The Chairman reminded the Committee that at the last meeting a [‘Cooling Off’](#) period had been invoked in relation to TCP/10563/S - Site of Craven Court Hotel, 5 Highfield Road, Shanklin. He asked the Head of Planning Services to give the Committee an update on the situation.

The Head of Planning Services advised members that subsequent to the decision taken at the last meeting ongoing discussions regarding the application had been held with the applicant. The outcome of those discussions was that, with the agreement of the applicant, the application was being held in abeyance pending further discussion on the content. Therefore with the agreement of the applicant there would be no formal report brought back to this meeting, which would happen in due course if necessary, in light of that advice it was inappropriate for any further discussion at this time.

18. **Declarations of Interest**

Interests were declared in the following matters:

Cllr Arthur Taylor declared a personal and prejudicial interest in Minute 19 (a) (3) – Brickfileds, Newnham Road, Ryde as he was a personal friend and he lived near the application site – he was not present during the discussion and voting thereon.

Cllr Ivan Bulwer declared a personal interest in Minute 19 (a) (3) – Brickfileds, Newnham Road, Ryde as he knew both the applicant and the supporter.

Cllr David Williams declared a personal interest in Minute 19 (a) (3) – Brickfileds, Newnham Road, Ryde as he knew the supporter.

Cllrs Brian Mosdell and John Hobart declared a personal interest in Minute 19 (a) (3) – Brickfileds, Newnham Road, Ryde as they knew the applicant.

Cllr Arthur Taylor declared a personal interest in Minute 19 (a) (4) – Salvation Army and Isle of Wight Council public car park, Green Street/ Station Street, Ryde as he was a member of the Board of Governors for Greenmount Primary School who had objected to the application and knew one of the objectors.

Cllr Wendy Arnold declared a personal and prejudicial interest in Minute 19 (a) (6) - Niton Recreation Ground, Allotment Road, Niton as she was acting Chairman of Niton and Whitwell Parish Council who was the applicant - she was not present during the discussion and voting thereon.

Cllr Ivan Bulwer declared a personal interest in Minute 19 (a) (11) – Yvery Court, Castle Road, Cowes as he knew the applicant.

Cllr Wendy Arnold declared a personal interest in Minute 19 (a) (11) – Yvery Court, Castle Road, Cowes as she had previously been employed by the developer.

Cllr Lady Pigot declared a personal and prejudicial interest in Minute 1 (a) (12) – 5 Woodnutt Close, Bembridge as she had harbour connections – she was not present during the discussion and voting thereon.

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

Planning Applications and Related Matters

(a) Consideration was given to items 1 - 13 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/28187 and CAC/28187/A
Details:	Cliff Bank, St. Catherine Street, Ventnor Demolition of dwelling; residential development of 5 storey block of 10 flats and detached house with parking and access off St. Catherine Street.
Site Visits:	The site was visited by Members of the Planning Committee on Monday, 23 July 2007.
Public Participants:	Mr Glen Hepburn (On behalf of the objectors) Mr Derek Pearce (Applicant)
Additional Representations:	Two additional letters of objection had been received with regard to the Conservation Area Consent, red squirrels within the garden area and the impact on the character and wildlife of St Catherine Street.
Comment:	Members were advised that the majority of the trees on the site were now to be retained and therefore the red squirrel habitat would be preserved. Members believed that a better design could be negotiated to enable it to better reflect the Victorian street scene.
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 deferred to enable negotiations with the applicant regarding the re-design of the frontage to ensure it fitted into the Conservation Area. (Items 1 and 2)

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

Application: [TCP/17828/U](#)

Details: Brickfields, Newnham Road, Ryde

Extension to indoor arena to form 3 additional bays; proposed lean-to to form carriage and heritage museum, reception and coffee area with bed and breakfast accommodation over; proposed building to provide retail and storage/deliveries area; vehicular access (re-advertised application) (readvertised as Departure).

Site Visits: The site was visited by Members of the Planning Committee on Monday, 23 July 2007.

Public Mr Legge (Applicant)

Participants: Mr Warren (Supporter)

Additional Representations: One letter of objection had been received from a local resident on the grounds of increased traffic flow and congestion.

Two letters of support had been received.

Comments were received from the Head of Tourism.

Comment: Members wanted the development phased to ensure that the tourism elements were achieved before the shop was brought into use.

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 (subject to entering into a 106 obligation).

Conditions: A condition to be added ensuring that both the retail and holiday accommodation elements were both owned and operated by the Brickfields Equestrian Centre.

Further conditions to require the phasing of the development to ensure the provision of the tourism/equestrian parts of the development

occur before the retail element and the replacement hedgerow to be planted before the existing hedgerow is removed.

As per report (Item 3)

Application:	TCP/13981/F
Details:	<p>Salvation Army and Isle of Wight Council public car park Green Street/Station Street, Ryde.</p> <p>Demolition of the Salvation Army Hall and development of a direct access hostel for the homeless and new public car park; alterations to vehicular access.</p>
Site Visits:	<p>The site was visited by Members of the Planning Committee on Monday, 21 August 2007.</p>
Public Participants:	<p>Miss F Gardiner (Objector) Mrs V Austin (Objector)</p> <p>Rev Toogood (Supporter) Rev Hugh Wright (Supporter) Mr Mike Emberson (Applicant)</p>
Additional Representations:	<p>32 additional letters of support had been received.</p> <p>14 additional letters of objection had been received.</p> <p>One additional pro forma objection had been received.</p> <p>An additional letter had been received that had been sent to Mr Andrew Turner MP raising concerns with regard to the content of the report.</p> <p>A 569 signature petition objecting to the application had been received.</p> <p>A 138 signature petition supporting the application had been received.</p> <p>A copy of a letter from Cllr Charles Chapman to the Head of Greenmount Primary School was circulated with the additional representations and circulated at the meeting.</p> <p>Comments from the Crime and Design Liaison Officer who raised no objection to the proposed</p>

development had been received.

A condition had inadvertently been omitted from the report with regard to drainage.

Comment: The Local Member, Cllr Ian Stephens, spoke on this item.

There was an error in paragraph 1.4 of the report which should have read Station Street and not Green Street.

Members were advised that paragraph 1.3 of the report indicated that details of the operation of the establishment had been attached. Due to an administrative error it was omitted and subsequently attached to the additional representations circulated at the meeting.

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 (subject to no additional comments being received which raised new planning issues not already detailed in the report or taken into account in the forming of the recommendation).

Conditions: Condition to be added as follows :

No development shall take place until a detailed scheme (including calculations of capacity studies) for foul and surface water drainage from the site, have been submitted to and agreed with the Local Planning Authority in writing. Any such agreed foul and surface water disposal system shall indicate connections at points on the system where adequate capacity exists to ensure any additional flow should not cause flooding or over load the existing system, if necessary an alternative system for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an adequate system of foul and surface water drainage is provided for the development in compliance with Policy U11 (Infrastructure and Services

Provision) of the Isle of Wight Unitary Development Plan.

As per report (Item 4)

Application:	TCP/27944/A
Details:	Pine Tops, Heatherwood Park Road, Totland Bay Demolition of bungalow; 2 storey block of 5 flats to include accommodation in roof space and balconies on west elevation; parking and vehicular access off Heatherwood Park Road, (revised scheme).
Site Visits:	The site was visited by Members of the Planning Committee on Monday, 23 July 2007.

THIS ITEM WAS WITHDRAWN

Conditions: (Item 5)

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

Application:	TCP/15259/M
Details:	Niton Recreation Ground, Allotment Road, Niton Retention of skateboard ramps.
Site Visits:	The site was visited by Members of the Planning Committee on Monday, 23 July 2007.
Public Participants:	Mr Clive Hemming (Objector) Mr Lucas (Objector) Mr Sam Wells (Supporter) Mr John Stotesbury (Applicant)
Additional Representations:	One letter was received from a local resident.
Comment:	Members indicated that they did not believe it was the ramp itself that caused problems, but it was in the wrong place. An Informative should be added to the Decision Notice if the ramp should need to be replaced or repaired.
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 subject to condition one being removed. An Informative to be added to the Decision Notice advising the applicant that if

‘At such a point in time that the ramp needs replacement or major repair they be encouraged to consider a location further away from the residential properties’.

Conditions: As per report (Item 6)

Application: [TCP/28013/A](#)

Details: 115 High Park Road, Ryde.

Part demolition of house; outline for two storey detached dwelling with vehicular access and parking (revised scheme).

Site Visits: The site was visited by Members of the Planning Committee on Monday, 25 June 2007.

Public None.

Participants:

Additional None.

Representations:

Comment: A letter be sent with the Decision Notice indicating that members had attached significant weight to the illustrative drawing that had been supplied.

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)

Application: [TCP/12753/B](#)

Details: Land between 113 and 115, High Park Road, Ryde.

Demolition of garage; detached house with parking and alterations to vehicular access.

Site Visits: As the neighbouring site had been visited on Monday, 25 June 2007 it was not felt that another site visit was necessary.

Public None.

Participants:

Additional Six letters of objection had been received.

Representations:

Comment: The Local Member, Cllr David Knowles, 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 8)

Application: [TCP/13460/C](#)

Details: Land at and adjacent and rear of 12 and 14 The Avenue, Totland Bay

Demolition of sheds; outline for residential development of six dwellings; parking and vehicular access off The Avenue.

Site Visits: The site was visited by Members of the Planning Committee on Monday, 23 July 2007.

Public Miss Norris (Objector)

Participants: Mr Filby (On behalf of Totland Parish Council)

Additional

Representations: One further letter of support had been received.

Comment: Members asked if there was any possibility of moving unit 6 further to the west and widening the existing access.

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 deferred to allow the applicant to investigate the potential of moving plot 6 further to the west and considering whether the access point could be moved to take in the badger run.

Conditions: (Item 9)

Application: [TCP/18978/A](#)

Details: Land rear of 24 Brownlow Road, Sandown

Demolition of garage; detached dwelling with accommodation at lower ground floor level; parking and vehicular access off Newcomen Road.

Site Visits: The site was visited by Members of the Planning Committee on Monday, 23 July 2007.

Public Participants: Mr Morris Barton (On behalf of the applicant)

Additional Representations: The Highway Engineer had made further detailed observations in respect of the proposed development.

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 10)

Application: [TCP/11050/G](#)

Details: Yvery Court, Castle Road, Cowes.

Amendment to approval under TCP/11050/E to enlarge balconies to apartments 9 and 10 and proposed balconies to Perceval, Egmont and Hunloke.

Site Visits: The site was visited by Members of the Planning Committee on Monday, 23 July 2007.

Public Participants: Mrs Joan Ball (Applicant)

Additional Representations: None.

Comment: The Local Member, Cllr Alan Wells, spoke on this item.

Reasons: 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 11)

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

Application: [TCP/28293/A](#)

Details: 5 Woodnutt Close, Bembridge.

Alterations; single storey extension to provide additional living accommodation (revised scheme).

Site Visits: None.

Public Mr Steve Hill (Objector)

Participants:

Mr Bill Bartlett (On behalf of Bembridge Parish Council)

Additional Representations: Further comments had been received from the occupier of the neighbouring property.

Comment: Members were unhappy with the design and the impact on the neighbouring property.

Decision: The application was refused contrary to officer recommendation as members believed the design was inappropriate, over development leading to a cramped appearance, and loss of daylight on the neighbouring property.

In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation.

The voting was as follows :

For (11)

Cllrs Henry Adams, Wendy Arnold, Ivan Bulwer, George Cameron, John Hobart, Gill Kennett, Muriel Miller, Brian Mosdell, Susan Scoccia, Arthur Taylor, David Williams

Against (1)

Cllr Mike Cunningham

Reasons: D1
E - Loss of daylight
G - Over development leading to cramped appearance H7c
(Item 12)

Application: [TCP/22053/A](#)

Details: 15 Broadstone Crescent, Brading, Sandown

Proposed detached garage and shed.

Site Visits: None

Public Participants: Mrs Marian Sullivan (On behalf of Brading Town Council)

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 deferred to negotiate the relocation of the shed and to improve the design of the garage.

Conditions: As per report (Item 13)

(b) Variation to the Section 106 Agreement Sandown Airport, Newport Road, Sandown

THIS ITEM WAS WITHDRAWN

20. Members' Question Time

- (i) Cllr Muriel Miller asked if the letter regarding attendance at Committee had been sent out and was advised that it had.
- (ii) Cllr Muriel Miller asked what the policy was relating to the texture or surface dressing when permission was given for parking on front gardens. Mr Jolliffe indicated that approved schemes should have an approved design.

- (iii) Cllr Brian Mosdell asked a question relating to the height of a fence in an application that had been heard earlier in the evening. Mr Murphy indicated he would ask someone to investigate.
- (iv) Cllr Wendy Arnold asked a question relating to gravel sticking to the wheels of lorries when leaving development sites and scattering into the highway. Mr Jolliffe advised that there was normally a condition attached to the development or it was covered by the Highways Act.

CHAIRMAN