

Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 24 AUGUST 2010 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), Reg Barry, Stuart Dyer, Paul Fuller, John Hobart, Julie Jones-Evans, Susan Scoccia, Arthur Taylor, Jerry White
Also Present (non voting)	Cllrs Jonathan Bacon, William Wyatt-Millington
Officers Present	Ben Gard, Helen Miles, Bill Murphy, Phil Salmon, Alan White, Andrew White, Simon Wiggins, Stephen Wiltshire
Apologies	Cllrs Roger Dixcey, Richard Hollis, David Knowles

11. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [27 July 2010](#) be confirmed.

12. [Declarations of Interest](#)

There were no declarations received at this stage.

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

Prior to consideration of the planning applications, the Head of Planning Services gave the members an update on the appeal against the decision of the Committee on 3 December 2009, regarding the wind turbines at Cheverton Down. In summary, prior to a pre appeal meeting, which had been requested by the Planning Inspector, the applicants, Cornwall Light and Power had requested consideration of an amended scheme.

Cornwall Light and Power had requested that the enquiry be deferred from the proposed date in November 2010 to allow for the submission of a revised environmental impact assessment for the amended scheme. The Planning Inspector had agreed to defer consideration however, it was noted that it would be

at the discretion of the Inspector which scheme was considered at the revised hearing. It was noted that the enquiry was likely to be held early in 2011 and the Head of Planning Services agreed to update the Committee on developments periodically.

Planning Applications and Related Matters

Consideration was given to items 1 – 6 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/22055/M](#)

Details: Demolition of links; alterations and change of use of "World of Wheels" building to auction sales room.

The Brading Experience, 1 Quay Lane and, 46-51 High Street, Brading, Sandown, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 20 August 2010.

Public Mr Christopher Offer (Objector)

Participants: Mrs Marianne (On behalf of Brading Town Council)

Caroline Jenkins (Agent)

Additional Representations: A letter had been received from the Parochial Church Council of St Mary's Church, making reference to the potential impact of construction and commercial traffic on the boundary wall. The Highway Engineer had confirmed that it was unlikely there would be a significant increase in traffic.

The applicant had submitted a request for a revision to condition 3 regarding the hours of use.

Comment: The Local Member, Cllr Jonathan Bacon, spoke on this item.

Members noted that a previous larger scheme had been refused and that whilst condition 4 required parking spaces be laid out, there was no planning law to preclude a further application coming forward for an amended scheme on the site in the future.

The Head of Planning Services stated that the application

did not lend itself to a temporary consent as there was a lack of material reasons to warrant such consent.

The Committees attention was drawn to a proposed change to condition 3 and that condition 4 contained a minor typographical error.

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:

Amendments:

(3) - No customers shall be permitted into the premises, or deliveries made to/from the premises, outside the hours of 08.00 to 20.00 inclusive.

Reason: To protect the amenities of nearby residential properties and to comply with policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan.

(4) – Should refer to “10 vehicles and 3 bicycles” not 1.

Additional Condition:

(5) – Pedestrian access shall be maintained at all times between public footpath No.7 and the site in the position annotated as existing vehicular access on drawing No.101 CAPS P1 dated February 2010.

Reason: In the interests of highway safety and to comply with Policy TR7 (Highway Considerations) of the Isle of Wight Unitary Development Plan.

(Item 1)

Application:

[TCP/29577/A](#)

Details:

Demolition of dwelling and garage; construction of two detached dwellings with garages and parking; vehicular access (revised scheme)(revised plans)(readvertised application).

20 Beachfield Road, Bembridge, Isle of Wight.

Site Visits:

The site was visited by members of the Planning Committee on Friday, 20 August 2010.

Public Participants:

Mr Beet (Objector)
Mrs Marianne Sullivan (Objector)
Mr Martin Hayles (Agent)

Additional Representations:

None.

Comment:

Members were reminded of the changes that had been made to Planning Policy Statement 3 (PPS3) in June 2010. The Secretary of State for Communities and Local

Decision:	<p>Government expected planning authorities and committees to have regard to the policy when considering applications.</p> <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 style="text-align: center;">THAT the application be refused</p>
Reasons:	As per report (Item 2)
Application:	TCP/25909/E
Details:	Detached dwelling with garage; vehicular access. 18 Steephill Court Road, Ventnor, Isle of Wight.
Site Visits:	The site was visited by members of the Planning Committee on Friday, 20 August 2010.
Public Participants:	Mr Darren Shaw (Agent)
Additional Representations:	None.
Comment:	<p>Members noted the application under consideration was for a previously refused plot at the meeting of the Committee in October 2008.</p> <p>Committee members questioned the recommendation under the PPS3 policy and the envisaged problems with shade leading to probable removal or reduction of tree cover.</p> <p>Planning officers stated that it was their view that the plot could not be deemed as previously developed land and therefore had been considered by officers under the amended PPS3 policy. In addition it was stated that there was no identified housing need and that granting consent would impact on the green landscape nature of the surrounding area.</p> <p>Members noted that the Council's Tree Officer had not commented within the report on the merit of the trees on the site.</p> <p>In compliance with the Council's Constitution the local member, Cllr Susan Scoccia, did not vote.</p>
Decision:	<p>The application was approved contrary to officer recommendation.</p> <p>In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation.</p>

For (4)

Cllrs Reg Barry, John Hobart, Julie Jones-Evans, Arthur Taylor

Against (2)

Cllrs Paul Fuller, Jerry White

Abstentions (2)

Cllrs Ivan Bulwer, Stuart Dyer

RESOLVED:

THAT the application be approved.

Reasons: The proposed development would enhance the street scene and members believed that the dwelling would not have an adverse impact on the verdant nature or trees, either within the site or the local area.

(Item 3)

Application: [TCP/01384/N](#)

Details: Detached chalet bungalow to include integral garage and vehicular access off Gregory Avenue.

Land at 27, Pondwell Close, Ryde, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 20 August 2010.

Public Participants: Mr Paul Stack (Agent)

Additional Representations: None.

Comment: The Committee noted a more substantial application had been refused by the Planning Committee on 29 October 2009.

It was noted that this was viewed as a domestic garden site and that planning officers had therefore considered the application whilst having regard to the revisions in PPS3.

Members believed this was an improved scheme to that previously proposed and were of the view that the impact on trees could be kept to a minimum.

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

Decision: The application was approved 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 (3)

Cllrs Jones-Evans, Susan Scoccia, Arthur Taylor

Against (3)

Cllrs Paul Fuller, John Hobart, Jerry White

Abstentions (1)

Cllr Stuart Dyer

In line with the Council's Constitution, as the vote was tied, the Chairman exercised his right to a casting vote. The Chairman voted in favour of the proposal and therefore the motion was carried.

RESOLVED:

THAT the application be approved

Reasons:

The proposed development was unobtrusive in nature; the size of the plot was adequate to accommodate the dwelling. Members believed the property would not be detrimental to the street scene or the Pondwell area.

In addition the dwelling would complete the building line and the host property would retain an acceptable provision of garden area.

(Item 4)

Application:

[TCP/25153/C](#)

Details:

Retention of vehicular access and hardstanding.

21 Oaks Close, East Cowes, Isle of Wight.

Site Visits:

The site was visited by members of the Planning Committee on Friday, 24 October 2008.

Public Participants:

Mrs Groves (Objector)
Mrs Davies (Objector)

Additional Representations:

The applicant had submitted further information regarding the grass berm along the northern edge of the hard standing. In addition stating the driveway had been installed to assist a disabled relative.

Comment:

Members highlighted that if the application was approved there were no timescales for the completion of the proposed works within the proposed conditions.

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:	Amendment: (1) - Details will be submitted within one month of approval and agreed prior to the commencement of the landscaping of the depth and materials to be used within the 300mm section of ground. The landscaping shall then be carried out within 3 months granting by officers in accordance with the approved details. (Item 6)
Application:	TCP/28046/B
Details:	Demolition of barns/outbuildings; alterations and extensions to farmhouse to provide additional living accommodation, courtyard and terrace; conversion and extension of redundant stone farm buildings to create four units of residential accommodation; construction of pair of semi-detached dwellings; diversion of existing public footpath; proposed pond/wildlife area; alterations/improvements to vehicular access; proposed access road; parking and landscaping (revised plans)(corrected description)(further readvertised application). Puckwell Farm, High Street, Niton, Ventnor, Isle of Wight.
Site Visits:	The site was visited by members of the Planning Committee on Friday, 22 January 2010.
Public Participants:	None.
Additional Representations:	None.
Comment:	The Local Member, Cllr William Wyatt-Millington, spoke on this item. Members raised concerns with surface run off water and enquired about the use of permeable surfaces on areas of identifiable hardstanding and pathways.
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:	Amendments: (7) - Development shall not begin until details of the design, surfacing and construction of any new roads, footways, accesses and car parking areas, together with a details of the means of disposal of surface water drainage therefrom have been submitted to and approved in writing by the Local Planning Authority. All such hard surfacing shall be of

a permeable construction, wherever this is appropriate for the proposed use to minimise surface water run off from the development. Development shall be carried out in accordance with the approved details.

(Item 5)

CHAIRMAN