



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 25 MAY 2010 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), Reg Barry, Roger Dixcey, Stuart Dyer, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans, Susan Scoccia
Also Present (non voting)	Cllrs Barry Abraham, George Brown
Officers Present	Mike Gildersleeves, Roy Little, Phil Salmon, Justin Thorne, Nerys Welfoot, Alan White, Andrew White, Simon Wiggins

1. [Minutes](#)

RESOLVED :

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

2. **Declarations of Interest**

There were no declarations received at this stage.

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

Planning Applications and Related Matters

Consideration was given to items 1 – 4 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/16400/F and CAC/16400/E](#)

Details: Demolition of rear annexe, flat roof extension and w.c; alterations and conversion of church to form two residential units; two/three storey rear extension to form two residential units with terraces; parking (revised scheme) (revised plans).

and

Conservation Area Consent for demolition of rear annexe, flat roof extension and w.c; alterations and conversion of church to form two residential units; two/three storey rear extension to form two residential units with terraces; parking (revised scheme).

Sun Hill Congregational Church, Union Road, Cowes, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 21 May 2010.

Additional Representations: None.

Comment: The Local member, Cllr George Brown, spoke on this item.

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

A proposal was put forward to refuse the application. In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation.

For (4)

Cllrs Reg Barry, Roger Dixcey, Paul Fuller, Richard Hollis.

Against (5)

Cllrs Ivan Bulwer, Stuart Dyer, John Hobart, Julie Jones-Evans, Susan Scoccia.

The motion to refuse the application fell.

A further proposal to approve the application in line with officer recommendation was put forward.

RESOLVED:

THAT the application be approved.

Conditions: Additional condition:
(13) – Prior to the commencement of development, details of privacy screening to be located within the southern, first floor wall (forming side of terrace) that would be located between the new Units 1 & 2 at the rear of the site shall be submitted to the Local Planning Authority for agreement in writing. The screen shall prevent direct overlooking into the courtyard of the amenity space to serve unit 2. The approved scheme shall be implemented prior to the occupation of the development hereby approved and shall be retained as such thereafter.

Reason: In the interests of the amenities of neighbouring properties, and to comply with policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan.

(Item 1 and 2)

Application: [TCP/23884/C](#)
Details: Single storey linked extension to community centre to form doctors surgery with parking and vehicular access off Mary Rose Avenue (revised plan).
Land adjacent Wootton Bridge Community Centre, Brannon Way, Wootton Bridge, Ryde, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 21 May 2010.

Comment: The Local member, Cllr Barry Abraham, spoke on this item. The Local Member stated that the application had both his and the Parish Councils approval and highlighted that this was a much needed facility for the community.

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 3)

Application: [TCP/14354/C](#)
Details: Demolition of dwelling; replacement dwelling with parking/turning area (revised scheme).
Rookstone Cottage, Egypt Hill, Cowes, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 21 May 2010.

Additional A further representation had been made by the Highways

Representations: Development Control Team in respect of the visibility condition and recommended an amendment to condition 12.

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: Amendments to existing conditions:

(12) - Prior to commencement of the development hereby approved visibility splays shall be provided of X=2.0m by Y= 22.0m in accordance with details that have been submitted to and thereafter approved by the Local Planning Authority. Nothing that may cause an obstruction to visibility shall at any time be placed or be permitted to remain within that visibility splay above a height of 1.0m.

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

(Item 4)

CHAIRMAN