

Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 25 SEPTEMBER 2007
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), Wendy Arnold, George Cameron, Charles Chapman, Mike Cunningham, John Hobart, Gill Kennett, Muriel Miller, Brian Mosdell, Lady Pigot, Susan Scoccia, Arthur Taylor, David Whittaker, David Williams
Also Present (non voting)	Cllrs George Brown, Vanessa Churchman, Barbara Foster, David Knowles, Geoff Lumley, Roger Mazillius, Lora Peacey-Wilcox, Alan Wells
Officers Present	Steve Cornwell, Keith Jolliffe, Stuart Love, Alison Lowton, John MacKenzie, Julie Martin, Helen Miles, Bill Murphy, Andrew Pegram, Phil Salmon, Sarah Wilkinson
Apologies	Henry Adams
25.	<u>Minutes</u> <u>RESOLVED :</u> THAT the Minutes of the meeting held on <u>21 August 2007</u> be confirmed.
26.	<u>Declarations of Interest</u> Cllr David Williams declared a personal and prejudicial interest in Minute 27 – Site of Craven Court Hotel, 5 Highfield Road, Shanklin, as he had previously worked for the applicant - he was not present during the discussion and voting thereon. Cllr David Williams declared a personal interest in Minute 28 (2 and 3) – Mill Bay Inn, Esplanade, Ventnor, as he knew the applicants mother. Cllr Susan Scoccia declared a personal interest in Minute 28 (2 and 3) – Mill Bay Inn, Esplanade, Ventnor, as she knew the applicant and the person speaking on behalf of Ventnor Town Council. Cllr Charles Chapman declared a personal interest in Minute 28 (6) – Mountain Ash, Newnham Road, Ryde, as he knew the applicant.

Cllr John Hobart declared a personal interest in Minute 28 (6) – Mountain Ash, Newnham Road, Ryde, as he knew the developer.

Cllr Brian Mosdell declared a personal and prejudicial interest in Minute 29 – Section 106 Agreement Sandown Airport, Newport Road, Sandown as he was a near neighbour - he was not present during the discussion and voting thereon.

27. **Report of the Head of Planning Services, Director of Environment and Neighbourhoods and the Interim Director of Legal and Democratic Services**

(Cllr David Williams declared a personal and prejudicial interest in this item and left the room)

Application: [P/00723/07 – TCP/10563/S](#)

Details: Site of Craven Court Hotel, 5 Highfield Road, Shanklin, Isle of Wight

Outline for extension to provide apartment block.

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

Public None.

Participants:

Additional Representations: An additional letter had been received from a neighbouring property.

Comment: The Chairman reminded Members that the application had been considered by the Committee on 26 June 2007 with an officer recommendation for refusal. During the course of the debate a proposal for approval was submitted despite officer's concern regarding the reasons to support the approval. The application was subsequently approved contrary to officer recommendation. Following the vote the Head of Planning Services invoked the 'Cooling Off' period. The Chairman indicated that the officer's recommendation was unchanged. Members should not try to qualify or justify the original decision taken. Material planning considerations, current policies and guidelines within the Unitary Development Plan and the emerging Island Plan together with recognition of the reasons given by officers in reaching their recommendation was all that should be considered.

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.

Conditions: As per report (Paper B)

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

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: [P/00825/07 TCP/08040/P and P/00892/07 CAC/08040/R](#)

Details: The Mill Bay Inn, Esplanade, Ventnor.

Demolition of public house; construction of 1/5 storey building to form public house, retail unit and 14 flats with parking and alterations to vehicular access (revised scheme).

Conservation Area Consent for demolition of public house; construction of 1/5 storey building to form public house, retail unit and 14 flats with parking and alterations to vehicular access (revised scheme).

Site Visits: The site was visited by members of the Planning Committee on Monday, 24 September 2007.

Public Participants: Mrs D Robinson (Objector)
Mr J Powell (Objector)
Mr D Russell (Objector)

Mrs Val Taylor (Ventnor Town Council)

Mr C Mortimer (Applicant)

Additional Representations: A further letter of objection had been received from Ventnor Town Council.

Memo from the Environmental Health Officer recommending additional conditions be imposed.

Memo from the Building Control Manager confirming that the Land Stability Report had taken into account all relevant factors and the requirements of PPG 14 had therefore been satisfied.

Comment: The adjoining member, Cllr Fitzgerald-Bond, spoke in favour of this item.

Decision: The application was refused contrary to officer recommendation as members believed the scale, height and mass was unacceptable in the Conservation Area.

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

For (7)

Cllrs Wendy Arnold, Ivan Bulwer, George Cameron, Mike Cunningham, John Hobart, Gill Kennett, David Williams

Against (2)

Cllrs Lady Pigot, Arthur Taylor

Abstentions (3)

Cllrs Charles Chapman, Muriel Miller, Brian Mosdell

THAT the Conservation Area Consent be refused

Reasons: Scale, height and mass.
Character and appearance unacceptable in the Conservation Area.

Conservation Area Consent refused as there was no acceptable scheme for re developing the site, therefore it was contrary to Policy B7 of the Isle of Wight Unitary Development Plan.

(Items 2 and 3)

Application:	P/00677/07 TCP/01823/B
Details:	Vicarage, 8 Mount Pleasant Road, Newport. Demolition of dwelling; residential development comprising 1 pair of semi-detached houses, 1 detached house and 2 storey block of 6 flats to include accommodation in roofspace with parking and alterations to vehicular access off Mount Pleasant Road; cycle/refuse stores.
Site Visits:	The site was visited by Members of the Planning Committee on Monday, 24 September 2007.
Public Participants:	Mr R Ormonde (Objector) Mr Guest (Applicant)
Additional Representations:	Following the publication of the report the site had been incorporated into the Conservation Area of Newport following the approval of the revised boundary on 11 September 2007.
Comment:	Comments were received from the Conservation Officer. 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:	A letter to be sent to the applicant highlighting that the site was now within the Newport Conservation Area and therefore any future application would have to be accompanied with a Conservation Area Consent application for the demolition of the building, including an appropriate justification. As per report (Item 1)

Application:	P/01215/07 - TCP/28416
Details:	Fairfield Lodge, 8 Priory Road, Shanklin.

Partial demolition; alterations; two storey extension and conversion of property into 10 residential units; alterations to roof to include look-out tower; parking.

Site Visits: The site was visited by Members of the Planning Committee on Monday, 24 September 2007.

Public Participants: Mr Barrett (Applicant)

Additional Representations: A second letter was received from Shanklin Town Council objecting to the development on the grounds of overdevelopment and lack of amenity.

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 4)

(Cllr Ivan Bulwer declared a personal interest in this item as he knew the applicant)

Application: [P/01042/07 TCP/28401](#)

Details: Land at and rear of 151-153 Mill Hill Road, Cowes.

Outline for residential development; vehicular access and parking (revised plans) (readvertised application).

Site Visits: The site was visited by members of the Planning Committee on Monday, 24 September 2007.

Public Participants: Mr D Thomas (Objector)

Mr Churchill (Applicant)

Additional Representations: None.

Comment: The Local Member, Cllr Lora Peacey-Wilcox, spoke in opposition of this item.

Decision: The application was refused contrary to officer recommendation as members believed there was a failure to satisfy the SPG on infill development,

vehicular access, lack of amenity space and the possible impact relating to bus stop.

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

For (11)

Cllrs Wendy Arnold, Ivan Bulwer, George Cameron, Charles Chapman, John Hobart Gill Kennett, Muriel Miller, Brian Mosdell, Susan Scoccia, David Whittaker, Williams

Against (2)

Cllrs Lady Pigot, Arthur Taylor

Abstentions (3)

Cllrs Mike Cunningham

Reasons:

Failure to satisfy the SPG on Infill Development.
Vehicular Access
Lack of Amenity Space.
Possible Impact relating to the Bus Stop.
Contrary to advice in Circular 01/06, lack of information to assess impact on the area.

(Item 5)

Application:

[P/01192/07 TCP/09013/E](#)

Details:

Mountain Ash, Newnham Road, Ryde.

Residential development of 2 houses and 7 flats; parking and alterations to vehicular access; pavement widening in Newnham Road (revised scheme).

Site Visits:

The site was visited by members of the Planning Committee on Monday, 24 September 2007.

Public Participants:

Mr D Bradley (Objector)
Mr Price (Objector)

Mr Glen Hepburn On behalf of the applicant)

**Additional Representations:
Comment:**

None.

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)

(Cllr Charles Chapman declared a personal in this item as he knew the neighbour)

Application: [P/01653/07 TCP/28511](#)

Details: 2 Springs Lane, Newport.

Demolition of dwelling; 2 detached houses with parking and alterations to vehicular access.

Site Visits: The site was visited by members of the Planning Committee on Monday, 24 September 2007.

Public Participants: Mrs Cawston (Objector)

Mr Martin Hayles (On behalf of the applicant)

Additional Representations: Memo received from the Planning Archaeologist noting that the site was close to Carisbrooke Castle within an area believed to contain outer defences of the Saxon burgh or fort that evolved into the castle. Accordingly, there was a request for a condition to be imposed requiring the submission of a scheme for the implementation of a programme of archaeological works should planning permission be granted.

Confirmation had been received from Southern Water Property Management that there were no wells within the curtilage of the dwelling and that any reserve wells (for public supply) would be located within land owned by Southern Water.

Comment: The adjoining member, Cllr Barbara Foster, spoke in opposition of 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: Archaeological condition to be added.

As per report (Item 7)

29.

Urgent Business - Section 106 Agreement Sandown Airport, Newport Road, Sandown

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

(Cllr Brian Mosdell declared a personal and prejudicial interest in this item and left the room)

P/01156/06 TCP/20677/U - Detached two storey block of eight units of holiday accommodation and alterations to vehicular access;

P/00050/07 TCP/20677/Y - Construction of single/three storey 53 bedroom hotel; alterations to vehicular access;

P/00051/07 TCP/20677/W - Construction two/three storey blocks of 42 units of holiday accommodation with associated swimming pool; alterations to vehicular access (revised scheme);

P/00052/07 TCP/20377/X - Construction of ten holiday units with areas for aircraft parking, land at Sandown Airport, Newport Road, Sandown

Site Visits: The site was visited by members of the Planning Committee on Monday, 19 March 2007.

Public None.

Participants:

Additional An e mail had been received from the Vice
Representations: Chairman of Newchurch Parish Council stating :

“If approved this completely denigrates the very stringent conditions that Officers advise Members to apply when granting the development permission. In the Officers’ previous view, this condition was necessary to ensure the satisfactory development of the whole and prevent holiday use abuse. ... This is a matter of record that enforcement of conditions rely on a register of occupants without a full-time monitoring officer it is difficult to enforce and results in unsuitable occupation. The Parish Council is aware of three sites within the Ward where lack of enforcement has caused year round unregulated occupation without the

supporting infrastructure or proper amenities.”

An e mail was received from a local resident objecting to the matter being dealt with as an urgent item.

Comment: The Committee pointed out they had spent some considerable time discussing the original application and as it was the applicant who had offered the Section 106 Agreement that had been a material consideration to the approval of 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 original decision be adhered to, whereby the ownership of the whole site be in one ownership.

Conditions: As per report (Urgent Business)

CHAIRMAN