



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 26 JANUARY 2010 COMMENCING AT 2.00 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, David Knowles, Susan Scoccia, Jerry White (1 Vacancy)
Also Present (non voting)	Cllrs David Pugh, Colin Richards, Arthur Taylor, Margaret Webster, Wayne Whittle, William Wyatt-Millington
Officers Present	Jonathan Baker, Russell Chick, Michael Gildersleeves, Bill Murphy, Phil Salmon, Justin Thorne, Alan White, Andrew White, Simon Wiggins, Sarah Wilkinson

34. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [15 December 2009](#) be confirmed.

35. [Declarations of Interest \(1\) and \(2\)](#)

Cllr Paul Fuller declared a personal interest in Minute 36 (1) – Solent Lawn Holiday Bungalows, Shore Road, Cowes, as he knew the person speaking on behalf of Gurnard Parish Council.

Cllr Richard Hollis declared a personal interest in Minute 36 (1) - Solent Lawn Holiday Bungalows, Shore Road, Cowes, as he knew the applicant.

Cllr Ivan Bulwer declared a personal interest in Minute 36 (5) - Site of The Moorings and the Gables, Egypt Hill, Cowes, as the applicant was a close neighbour.

Cllr Richard Hollis declared a personal and prejudicial interest in Minute 36 (8) – 76 Baring Road, Cowes, as his partner had submitted a letter of objection. He was not present during the discussion or voting thereon. However, under Paragraph 12 (2) of the Council's Code of Conduct he was able to speak on behalf of his partner, who was an objector, in the public speaking part of the debate and immediately left the room upon completion of his submission.

Cllr John Hobart declares a personal interest in Minute 36 (10) – Land in and around, Preston Close, Ryde, as he was a member of the Medina Housing Association Board.

Cllr David Knowles declares a personal interest in Minute 36 (10) - Land in and around, Preston Close, Ryde, as he attends Medina Housing Association meetings as a Ryde Town Councillor.

Cllr Ivan Bulwer declared a personal and prejudicial interest in Minute 36 (11) - Copperfields, Youngwoods Way, Alverstone Garden Village, Sandown, as one of the objectors was a close associate. He was not present during the discussion or voting thereon.

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

Planning Applications and Related Matters

Consideration was given to items 1 – 12 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/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: Mr Young (Objector)
Mr Boileau Goad (Objector)
Mr Smith (Objector)

Additional Representations: Officers drew to the attention of members that further consideration had been given to drainage issues and that building control officers had proposed an additional condition.

Comment: Members raised concern in regard to the proposed land drainage solution and the impact the introduction of a balancing pond would have on the neighbouring properties. If permission was granted, members wished to include an additional condition in regard to the re-use of building materials from the demolished barn.

The local member, Cllr William Wyatt-Millington, spoke on this item.

Decision: In light of the concerns raised during the debate on this item, members resolved:

THAT the item be deferred.

Reasons: To enable Planning Officers to discuss with the applicant alternative drainage schemes.

(Item 6)

Application: [TCP/0466/R](#)

Details: Demolition of chalets; residential development comprising 15 detached units of living accommodation with new access road off Shore Road and associated paths and landscaping.
Solent Lawn Holiday Bungalows, Shore Road, Cowes, Isle of Wight

Site Visits: The site was visited by members of the Planning Committee on Friday, 22 January 2010.

Public Participants: Mr Richard Day (on behalf of Gurnard Parish Council)
Mr James Potter (Agent)

Additional Representations: An additional five letters of objection had been received.

The Building Control Manager had examined the ground investigation report and was satisfied that slope stability factors would not preclude development, but further more detailed information would be required at the detailed foundation design stage.

In order to overcome a number of objections that had been received the applicant had confirmed that they owned the woodland around the site and if consent was granted, they would open a footpath through the site that had previously been proposed to run towards Shore Road southwards to link the site and Shore Road to Worsley Road.

Comment: Members raised concern in regard to the safety of pedestrians from traffic when using the pavement along Shore Road.

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:

- (i) THAT the application be approved.
- (ii) THAT an informative be supplied to the applicant advising them of the members concerns in regard to the safety of pedestrians.

Conditions:

Additional conditions:

- (i) THAT no development shall take place on the site until a comprehensive land stability investigation has been carried out by a competent person and the report has been submitted to and verified by the Local Planning Authority. Thereafter the development shall be designed so as to take account of any land instability found and the development shall thereafter be carried out in accordance with that design scheme.
- (ii) THAT prior to work commencing on the site details of a footpath link between the site to both Shore Road and Worsley Road shall be submitted to and agreed in writing by the Local Planning Authority. The agreed link shall be open and made available to the general public prior to the occupation of the approved units and be made available thereafter.
- (iii) THAT the hours of construction be submitted and agreed by the Local Planning Authority prior to commencement.

(Item 1)

Application:

[TCP/10858/V and CAC/10858/U](#)

Details:

Proposed residential development comprising three/four storey block of 21 sheltered housing units with landscaping, parking and access off Bellevue Road; part demolition and reconstruction of boundary walls to East Street and Bellevue Road; detached summerhouse (revised site plan).

and

Conservation Area Consent for residential development comprising three/four storey block of 21 sheltered housing units with landscaping, parking and access off Bellevue Road; part demolition and reconstruction of boundary walls to East Street and Bellevue Road; detached summerhouse(revised site plan).

Site of Tilden House, 26 Bellevue Road, Ryde, Isle of Wight.

Site Visits:

The site was visited by members of the Planning Committee on Friday, 11 December 2009.

Public

Katie Lamb (Objector)

Participants:	Mr Tim Wakely (On behalf of Ryde Town Council) Mr David Long (Agent)
Additional Representations:	A letter had been received regarding the impact upon the Network Rail Tunnel and the comments of Network Rail as a consultee. A letter had been received from a planning consultant who was acting on behalf of local residents reiterating previous points that had been raised. Furthermore, it indicated a disagreement with the conclusions drawn by the published report and the assessments carried out by the Local Planning Authority. A letter had been received from the applicant's agent, highlighting a number of points.
Comment:	Members raised concern in regard to the scale, size and mass of the proposed application when compared to the original building that was situated on the site. The local member, Cllr Wayne Whittle, spoke on this item.
Decision:	In light of the concerns raised during the debate on this item, members resolved:
	THAT the item be deferred.
Reasons:	(i) To allow Officers to investigate and confirm the respective height, scale and mass of the original building in comparison with the proposed application. (ii) To allow officers to conduct a detailed analysis and prepare a schedule of the material and detail changes to the current application in comparison to the approved scheme. (Item 2 and 3)
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Application:	TCP/21358/K
Details:	Demolition of The Gables; construction of six detached houses with garages; parking; vehicular access; proposed two/three storey extension to provide additional bedroom accommodation for existing care home (The Moorings)(revised scheme). Site of The Moorings and The Gables, Egypt Hill, Cowes, Isle of Wight
Site Visits:	The site was visited by members of the Planning Committee on Friday, 22 January 2010.
Public Participants:	Mrs Anne Thwaites (Objector) Mr Holmes (Applicant)
Additional Representations:	Eight letters of support had been received. An additional three letters of objection had been received raising a number of issues.

Amendments: It was noted that Condition 4 within the report incorrectly referred to 8 houses and should read 6.

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: Additional conditions

(i) THAT prior to work commencing on site the scheme to stabilise the site shall be drawn up in detail and submitted to and agreed in writing with the Local Planning Authority. The report shall include further readings on the inclinometers and piezometers to allow efficacy of the proposed works to be gauged. The development shall thereafter be constructed in accordance with the agreed scheme.

(ii) THAT details of a landscaping scheme along the northern boundary be submitted prior to commencement, with the recommendation that an evergreen species be used.

(Item 5)

Cllr Ivan Bulwer declared a personal and prejudicial interest in this item and left the room whereupon Cllr Richard Hollis (Vice Chair) took the Chair.

Application: [TCP/07164/B](#)

Details: Demolition of dwelling; construction of two detached dwellings with parking.

Copperfields, Youngwoods Way, Alverstone Garden Village, Sandown, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 22 January 2010.

Public Participants: Mr Hill (Objector)
Mrs Taylor (Objector)
Mr R Brown (Objector)

Additional Representations: The applicant had submitted a statement confirming the proposed sustainability credentials of the dwellings. In order to ensure that the houses were constructed to meet the Code 4 standard, officers were suggesting a suitably worded condition.

Amendments: It was noted that paragraph 1.2 of the report incorrectly referred to the roof construction using zinc and should read natural slate. Furthermore, the area of flat roof over the proposed carport on Plot One would be finished with a grass roof.

Comment: The local member, Cllr Colin Richards, spoke on this item
Decision: The application was refused 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 (9)

Cllrs Reg Barry, Roger Dixcey, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans, David Knowles, Susan Scoccia, Jerry White.

Against (1)

Cllr Stuart Dyer.

Reasons: The proposed application was contrary to policy H9 (a) of the Council's Unitary Development Plan, by virtue that it was not a direct replacement of the existing dwelling, of similar scale and mass. This would lead to an intensification of development on the site and outside of the development envelope, leading to an unacceptable impact and stress on trees contrary to policy C12 of the Council's Unitary Development Plan.

(Item 7)

Cllr Ivan Bulwer then re-took the Chair.

(Cllr Richard Hollis declared a personal and prejudicial interest and left the room. However, under Paragraph 12 (2) of the Council's Code of Conduct he was able to speak on behalf of his partner, who was an objector, in the public speaking part of the debate and immediately left the room upon completion of his submission.

Application: [TCP/01238/E](#)

Details: Demolition of dwelling; replacement dwelling.

76 Baring Road, Cowes, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 22 January 2010.

Public Mr Richard Hollis (Objector)

Participants: Mr Glen Hepburn (On behalf of Agent)

Additional Representations: A letter had been received reiterating concerns that had been previously outlined in the report, it further raised concern in regard to ground stability and the information that had been submitted to date. Additionally it suggested that the opportunity to extend the adjacent public footway be taken.

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: As per report with the following amendment:

Condition 12 to read –

Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, details of sight lines to be provided at the junction between the revised access to serve the development and Baring Road shall be submitted to and approved in writing by the Local Planning Authority. The submitted sight lines shall take account of the existing boundary wall which is to be retained and the development shall not be occupied until those sight lines have been provided in accordance with the approved details. Nothing that may cause an obstruction to visibility shall at any time be placed or be permitted to remain within the visibility splay shown in the approved sight lines.

(Item 7)

Application:

[TCP/29677/A](#)

Details:

Removal of condition no. 2 on TCP/23144/Y:P/01660/06 which states that the holiday units shall be limited to holiday use and shall not be used as permanent or main residences.

22 Church Road, Shanklin, Isle of Wight

Public

Participants:

Mr Roughsedge (Objector)

Mr Paul Airey (Agent)

Comment:

The local member, Cllr David Pugh, spoke on this item.

Decision:

The application was refused 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 (9)

Cllrs Reg Barry, Roger Dixcey, Stuart Dyer, John Hobart, Richard Hollis, Julie Jones-Evans, David Knowles, Susan Scoccia, Jerry White.

Against (2)

Cllrs Ivan Bulwer, Paul Fuller.

Reasons:

Members believed that the living standards would be unacceptable by virtue of traffic movements and the lack of separation of the dwellings and the parking area.

This would be compounded further by the absence of

meaningful amenity space to the rear of the properties contrary to policy D1 of the Council's Unitary Development Plan.

(Item 10)

Application:	TCP/29879
Details:	Partial demolition of garages; replacement and repositioning of boundary fencing in and around Preston Close; associated landscaping and resurfacing.
	Land in and around, Preston Close, Ryde, Isle of Wight.
Site Visits:	The site was visited by members of the Planning Committee on Friday, 22 January 2010.
Public Participants:	Mr David Bull (Agent)
Comment:	In compliance with the Council's Constitution the local member, Cllr David Knowles, 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 (9)
	Cllrs Reg Barry, Ivan Bulwer, Roger Dixcey, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans, Susan Scoccia, Jerry White.
	Against (1)
	Cllr Richard Hollis
Reasons:	Members believed the provision of the fencing would have community benefits and would bring about a reduction in Anti-Social Behaviour in the area.
Conditions:	Additional conditions: <ul style="list-style-type: none">(i) THAT the fencing hereby permitted shall be begun before the expiration of 3 years from the date of this permission.(ii) THAT a landscape scheme be submitted and agreed in writing by the Local Planning Authority prior to the erection of the fencing.(iii) THAT a plan for the repositioning of the fence positions where the site met Great Preston Road be submitted and agreed in writing by the Local Planning Authority, to improve vehicle visibility splays when leaving the site.

(Item 11)

Application:	TCP/28209/C
Details:	Proposed detached dwelling with integral garage; vehicular access (revised scheme).
	Land adjacent, 40, Buckland Gardens, Ryde, Isle of Wight
Public Participants:	Mrs Linda Hall (Objector) Mr Tim Wakely (On behalf of Ryde Town Council)
Comment:	The local member, Cllr Arthur Taylor, spoke on this item.
Decision:	In light of the concerns raised during the debate on this item, members resolved: THAT the item be deferred.
Reasons:	To allow members to conduct a site visit.

(Item 12)

Application:	TCP/27465/A
Details:	Temporary car park comprising 54 car parking spaces with associated access and landscaping.
	Land bounded by Maresfield Road, and, Old Road, East Cowes, Isle of Wight.
Site Visits:	The site was visited by members of the Planning Committee on Friday, 22 January 2010.
Public Participants:	None.
Comment:	The local member, Cllr Margaret Webster, 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:	Additional conditions: (i) THAT the boarding be removed within 30 days of the erection of the boundary fencing. (ii) THAT prior to commencement details of a restrictive height barrier to prevent the use of the car park by HGV's be agreed with the Local Planning Department.

(Item 4)

Application:	TCP/14877/G
Details:	Proposed siting of eight 15m high floodlights to football pitch.

Shanklin Football Club, County Ground, Green Lane, Shanklin, Isle of Wight.

Public Participants:

None

Additional Representations:

One letter of objection had been received raising issues of light pollution and future demand for expansion of the football club.

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 9)

CHAIRMAN