

# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 26 OCTOBER 2010 COMMENCING at 2.15 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Ivan Bulwer (Chairman), Roger Dixcey, Stuart Dyer, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans, Susan Scoccia, Arthur Taylor, Jerry White
Also Present (non voting)	Cllrs Edward Giles, Margaret Webster
Officers Present	Michael Gildersleeves, Roy Little, Bill Murphy, Phil Salmon, Justin Thorne, Alan White, Simon Wiggins, Sarah Wilkinson.
Apologies	Cllrs Reg Barry, David Knowles

---

Due to the absence of the Chairman the Vice Chairman took the Chair.

19. [Minutes](#)

It was noted that on page A- 6, resolution (iii) should read “THAT no more than the particular two Siamang Gibbons already on site be permitted”.

RESOLVED :

THAT, subject to the above, the Minutes of the meeting held on [28 September 2010](#) be confirmed.

20. [Declarations of Interest](#)

Cllr Julie Jones-Evans declared a personal interest in Minute 21 (2) – Land south of Old Road, and west of, Sylvan Avenue, East Cowes, as her son attended the local primary school.

Cllr Paul Fuller declared a personal and prejudicial interest in Minute 21 (1) - Cowes County High School, Crossfield Avenue, Cowes, as he was a school governor and that he had two children who would attend the high school next year. He was not present during the discussion or voting thereon.

Cllr Paul Fuller declared a personal interest in Minute 21 (3) – Land at The Esplanade, Albany Road and Maresfield Road, East Cowes as he had attended a Cowes Week reception hosted by Cowes Harbour Commissioners.

Cllr Richard Hollis declared a personal interest in Minute 21 (3) - Land at The Esplanade, Albany Road and Maresfield Road, East Cowes as he knew a supporter and rented a mooring from him. He also knew the Chief Executive of Red Funnel.

Cllr Stuart Dyer declared a personal and prejudicial interest in Minute 21 (4) – Yarmouth Harbour, The Quay, Yarmouth, as he was the Isle of Wight Council representative on the Yarmouth Harbour Advisory Committee. He was not present during the discussion or voting thereon.

## 21. **Report of the Head of Planning Services**

### **Planning Applications and Related Matters**

Consideration was given to items 1 - 5 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.

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

**Application:** [TCP/21287/V](#)

**Details:** Demolition of school; construction of replacement school; associated landscaping and parking; playing fields; synthetic pitch and floodlighting; games courts; energy centre; sprinkler tank and substation enclosure; bin store; CCTV cameras and external lighting; alterations to vehicular access.

Cowes County High School, Crossfield Avenue, Cowes, Isle of Wight.

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

**Public Participants:** Mr Lee Berrecloth (Agent)

**Amendments:** Officers recommended the following amendments to the proposed conditions:

- (5) – Insert “as shown on drawing no.138.01.00” after the word trees.
- (10) – Remove the word “well” as this was not enforceable.
- (13) – Reduce the maximum floodlight level to 10 metres.
- (17) – Remove condition.

**Comment:** Members noted that the building had been designed to provide a dual purpose both as a learning centre and community asset. Members questioned the operation times of the floodlights and were told this was a standard excepted time across the Island and would not cause sleep disturbance.

**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:

(34) - Prior to work commencing on the All Weather Pitch (AWP) the make and model of the proposed floodlights to be erected thereon shall be submitted to and agreed in writing with the Local Planning Authority. The agreed make and model shall be thereafter retained and maintained on site unless an alternative have been agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities of the area and to comply with Policy D14 (Light Spillage) of the Isle of Wight Unitary Development Plan.

(35) - Prior to the occupation of the new school buildings hereby approved, details of the equipment to be erected on the ‘activity park’ shall be submitted to and agreed in writing with the Local Planning Authority. The agreed details shall thereafter be implemented on maintained on site, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring properties and the character of the area in accordance with policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan

(36) - Development shall not begin until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall

subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- Information regarding the permanent drainage arrangements for the site, which should be designed to delay and control the surface water runoff discharged from the site in such a way that up the 1 in 30 year storm event is safely accommodated below ground and up to the 1 in 100 year storm event plus a 30% allowance for climate change, is safely accommodated above ground.
- A timetable for implementation of the drainage schemes; and
- A management and maintenance plan for the lifetime of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

(37) - Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings should be passed through an oil interceptor with an overall capacity compatible with the site being drained.

Reason: To prevent potential contamination of ground water in accordance with Planning Policy Statement 23: Planning and Pollution Control

(Item 1)

---

Cllr Ivan Bulwer took the Chair.

**Application:** [TCP/27465/F](#)

**Details:** Residential development comprising 180 dwellings (phase 2 of East Cowes Project - plots 6D/1A, B, C and D), public open spaces, landscaping, internal road lay-out, parking and woodland areas (aorm).

Land south of Old Road, and west of, Sylvan Avenue, East Cowes, Isle of Wight.

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

**Public Participants:** Paul Hunt (Objector)  
Simon Walker (On behalf of East Cowes Town Council)  
James Dunne (Agent)

**Additional Representations:** None.

**Comment:** Cllr Edward Giles spoke on this item as the adjoining member Cllr Margaret Webster had a personal and prejudicial interest in this item.

Members considered the concerns of the residents of Oak Tree Way that the development would create a “rat run” if the cul de sac was opened to provide access to parts of the development.

The Head of Planning Services advised the Committee that it would be acceptable to defer the decision on that sole issue; this would enable members to undertake an additional site visit with regard to those highway issues.

**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 (3)**

Cllrs Paul Fuller, Richard Hollis, Jerry White.

**Against (7)**

Cllrs Ivan Bulwer, Roger Dixcey, Stuart Dyer, John Hobart, Julie Jones-Evans, Susan Scoccia, Arthur Taylor.

The motion to refuse the application fell.

A further proposal to defer the application was put forward.

**RESOLVED:**

THAT the application be deferred for one month.

(Item 2)

**Application:** [TCP/27465/D](#)

**Details:** Full planning for construction of a marina comprising 300 permanent berths with dedicated visitor/event berthing and associated facilities including a marina building, public landing facility and temporary car parking facilities, access, drop off and public realm area; Outline for construction of a building incorporating marina car park at basement level with 60 bed hotel, 12 town houses 324 sq m of commercial floorspace at upper levels (revised plans)(readadvertised application) and additional/revised information for environmental statement.

Land at The Esplanade, Albany Road and, Maresfield Road, East Cowes, Isle of Wight.

- Site Visits:** The site was visited by members of the Planning Committee on Friday, 22 October 2010.
- Public Participants:** James Fulford (Objector)  
Mr Woodford (Objector)  
Simon Walker (On behalf of East Cowes Town Council)  
Stuart McIntosh (Supporter)  
Phillip Robin (Agent)
- Amendments:** Officers put forward amendments to the recommendation as set out in paragraph 8 of the report in reference to the last bullet point. To read:
- That permission be granted subject to the completion of a Section 106 Agreement requiring;
- (i) The provision of the temporary Marina car-parking (on the Maresfield Road site) until such time as the permanent replacement (on the Albany site) is in operation
  - (ii) The provision on a temporary basis of parking for up to 29 vehicles on the Maresfield Road site upon the opening of the basement facility associated with the hotel/apartment development;
  - (iii) The longer term provision of the 29 spaces provided under (ii) above, within the employment land located on the eastern side of Castle Street as part of the detailed proposals for that land;
  - (iv) Provision of appropriate contributions towards affordable housing, and education.
    - 30% Affordable Housing
    - Education contribution of £2145 for each dwelling over 2 bedrooms.
  - (v) Provision of construction management for the development (including traffic routing) and to adhere to the code throughout the development of all elements contained within the application site.
  - (vi) Provision of a phasing plan for the development.

In addition it was recommended that conditions 26 and 42 be removed.

**Comment:** It was noted that during the production of the report, the associated Conservation Area Consent (CAC) application for the development had not been included as part of the report. Members were advised that should permission be granted, they would also be granting consent for the CAC application.

Officers further drew to the attention of the Committee that it had been determined that the proposals would have no adverse

impact upon Listed Buildings (and their settings).

It was clarified that the proposals would not be detrimental to flow rates and not worsen the situation regarding seaweed. As such it was officers' opinion that there was no policy based argument to require contributions to the annual clearance of seaweed. In addition members were advised that officers had undertaken discussions with the applicants in respect of parking provision, which had lead to an agreement of provision under a Section 106 Agreement.

The Head of Planning Services reiterated that the application formed part of the wider East Cowes Regeneration Project and the Masterplan application which had been consented in 2007. Members were advised that since the initial outline consent had been granted the Highways department had continued to review the traffic model for East Cowes.

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:**

As per report, with the exception of conditions 26 and 42, which had been removed.

(Item 3)

---

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

**Application:**

[TCP/08161/R](#)

**Details:**

Re-organisation of berthing arrangements in the harbour resulting in navigational improvements, dedicated walk ashore berths for the fishing fleet and the relocation of the fuel berth and crane.

Yarmouth Harbour, The Quay, Yarmouth, Isle of Wight

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 22 October 2010.

**Public Participants:**

Peter Isaacs (Objector)  
Colin Campbell (Objector)

Mike Ward (Agent)  
Chris Lisher (Agent)

**Additional Representations:**

Three additional third party letters of objection had been received.

**Amendments:**

Members were advised of an alteration to paragraph 6.15 in regard to the last sentence, to read:

“It is not considered that the proposal would impact on the existing risks within the harbour which are subject to monitoring.”

**Comment:** Members requested clarification in regard to the narrowing of the fairway. The Committee was told that the revised position of the fuelling berth would continue to be supplied from the existing tanks through service ducts.

**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:

(5) – Prior to work commencing on site, details of all lighting, excluding navigation lights, to be installed/erected on the pontoons hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, only such approved lighting shall be installed/erected on the facility unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities of the area and to comply with Policy D14 (Light Spillage) of the Isle of Wight Unitary Development Plan.

(Item 4)

---

**Application:** [TCP/29699](#)

**Details:** Proposed wind turbine with hub height of 31m and rotor diameter of 30m (46m to tip) (revised description) (readvertised application).

Land at, Span Farm, Rew Lane, Ventnor, Isle of Wight.

**The application was withdrawn by the applicant prior to the meeting.**

(Item 5)

---

## 22. [Members' Question Time](#)

Cllr Julie Jones-Evans asked for an update on the Cheverton Down Wind Turbine Planning Appeal, which was refused by the Committee on 3 December 2009. The Head of Planning Services stated that the original appeal date of November 2010 had been revised and it was likely that the appeal would be heard in March 2011.

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 and an extension to allow for the submission of a revised environmental impact assessment.

Officers were currently working on the arguments regarding both schemes and the Head of Planning Services advised that if the inspectorate opted to hear the revised application, the authority would be submitting a claim against costs for the original application works.

CHAIRMAN