



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 26 APRIL 2011 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Richard Hollis (Vice Chairman in the Chair), Reg Barry, Roger Dixcey, Stuart Dyer, Paul Fuller, John Hobart, Julie Jones-Evans, David Knowles, Susan Scoccia, Arthur Taylor, Jerry White
Also Present (non voting)	Cllrs George Brown, Vanessa Churchman, Geoff Lumley
Officers Present	Alan White, Andrew White, Ben Gard, Bill Murphy, Phil Salmon, Simon Wiggins, Sarah Wilkinson

Prior to the start of the meeting the Vice Chairman called for a minute's silence in remembrance of the passing of the Chairman of the Planning Committee, Councillor Ivan Bulwer.

42. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [22 March 2011](#) be confirmed.

43. [Declarations of Interest](#)

Cllr John Hobart declared a personal interest in Minute 44 (4) – Land to the south east of Newport, between and including part of Staplers Road and, St Georges Way, Newport, as he was a member of the Medina Housing Association board.

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

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/29577/B](#)

Details: Demolition of dwelling and garage; construction of 2 detached houses with parking/turning areas; alterations to existing vehicular access and formation of new vehicular access (revised scheme)(revised plans)(readadvertised application).

20 Beachfield Road, Bembridge, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Thursday, 21 April 2011.

Public Participants: Janet Kendall (Objector)
Richard Beet (Objector)

Gordon Kendall (on behalf of Bembridge Parish Council)

Martin Hayles (Agent)

Additional Representations: The owner of the neighbouring property had submitted photographs with accompanying notes regarding the distance from the proposed plot 2 to the hedge forming the common boundary, stating it would be approximately 2 metres. Clarification had been sought by officers using a copy of the conveyance plan for No 20 as well as a land survey that had been undertaken, this had lead to no change in the officers recommendation

Comment: Members sought clarification in regard to the impact of the proposed dwellings on the high amenity poplar tree. Members further questioned issues regarding the possibility of overlooking from the proposed balcony on Plot 2.

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: Members requested an additional condition providing screening to the proposed balcony.
(Item 3)

Application: [TCP/27808/C](#)

Details: Proposed chalet bungalow; vehicular access (revised scheme).

Land rear of, 42 Brookfield Gardens off, Stonepitts Close, Ryde, Isle of Wight

Site Visits: The site was visited by members of the Planning Committee on Thursday, 21 April 2011.

Public Participants: Adrien Hewison (Objector)

Comment: The Local Member Cllr Arthur Taylor spoke against this item, but in accordance with paragraph 22 of the code of practise, in the Council's Constitution, he was unable to 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 proposal be refused.

Reasons: As per report
(Item 5)

Application: [TCP/23646/D](#)

Details: Construction of primary school building; siting of mobile classroom for use of pre-school; associated landscaping, parking and vehicular access.

Playing fields, Swanmore County Middle School, Bettsworth Road, Ryde, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Thursday, 21 April 2011.

Public Participants: Mike Brown (Agent)

Comment: The Local Member, Cllr Vanessa Churchman, spoke on this item.

There was some discussion regarding the community use of the playing fields and inclusion within the community use agreement. Members noted that the loss of playing fields would be off set by improvements to other off site improvements to sports facilities in 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 1)

Application:	A/02540/A
Details:	Advertising hoarding; 19 flagpoles; non-illuminated wall mounted lettering on sales office; 1 x V configuration sign; 5 x visitor parking/directional signs; 1 x curved sign; 5 x lifestyle poster frame signs; 1 non-illuminated site safety sign.
Site Visits:	Land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport, Isle of Wight The site was visited by members of the Planning Committee on Thursday, 21 April 2011.
Public Participants:	None
Additional Representations	Newport Parish Council had supplied further comment to clarify their objections to the application based on the impact on residential amenity, visual intrusion and levels of noise. Island Watch had submitted objections as they considered the advertisements to be extensive distracting clutter around the site.
Comment:	The Local Member, Cllr Geoff Lumley, spoke on this item. Members raised concern regarding the dominance of the advertising hoardings and the impact on neighbouring residents, in particular referring to those flanking Staplers Road. Members requested officers revisit this particular issue with the developer and that it be subject to a separate report at a further meeting of the committee.
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: <ul style="list-style-type: none"> (i) THAT the following be approved: <ul style="list-style-type: none"> • Non-illuminated wall mounted lettering on sales office • 1 “V” configuration sign • 5 Visitor parking/directional signs • 5 Lifestyle poster frame signs • 1 non illuminated site safety sign (ii) THAT the following be refused: <ul style="list-style-type: none"> • 19 Flagpoles • 1 Curved sign (iii) THAT the following be deferred for further discussions to take place: <ul style="list-style-type: none"> • Advertising Hoarding

Conditions/ Reasons:	As per report (Item 4)
Application: Details:	TCP/30459 Alterations and change of use of community hall to form a dwelling. 22 Acorn Gardens, East Cowes, Isle of Wight.
Site Visits:	The site was visited by members of the Planning Committee on Thursday, 21 April 2011.
Public Participants:	None
Additional Representations:	East Cowes Town Council had notified officers that they had no objections to 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 application be approved.
Conditions:	As per report (Item 6)
Application: Details:	TCP/27489/F Extension to industrial unit (revised scheme) (amended description) (readvertised application). Woodlands House, Embassy Way, Sandown, Isle of Wight.
	The application was deferred by officers prior to the meeting to allow for further investigations into flight safety issues. (Item 2)

45. [Members' Question Time](#)

Cllr Reg Barry sought clarification on the application of PPS3 solely as a ground for refusal of a planning application. The Head of Planning and Regulatory Services updated members of the current situation in this regard, following recent Planning Inspector Appeal outcomes.

CHAIRMAN