



# Minutes

- Name of meeting **PLANNING COMMITTEE**
- Date and time **TUESDAY, 26 MAY 2009 COMMENCING AT 4.00 PM**
- Venue **COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT**
- Present Cllrs Ivan Bulwer (Chairman), Henry Adams, Wendy Arnold, William Burt, George Cameron, Charles Chapman, Mike Cunningham, John Hobart, Muriel Miller, Lady Pigot, Susan Scoccia, (2 Vacancies)
- Officers Present Steve Cornwell, Mike Gildersleeves, Keith Jolliffe, Julie Martin, Helen Miles, Bill Murphy, Phil Salmon
- Apologies Roger Dixcey, Gill Kennett
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[The Chairman paid tribute](#) to Councillors Wendy Arnold, Mike Cunningham, Gill Kennett and Muriel Miller who would not be standing at the forthcoming council elections. He indicated that Councillors Mike Cunningham and Muriel Miller had been the mainstay of the committee for many years and thanked them for all their hard work.

55. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on 28 April 2009 be confirmed.

56. [Declarations of Interest](#)

Councillor Lady Pigot declared a personal and prejudicial interest in Minute 57 (2) - Co-op Stores, 155 Mill Hill Road, Cowes, Isle of Wight – as she had had financial dealings with the company. She was not present during the discussion and voting thereon.

Councillor William Burt declared a personal interest in Minute 57 (2) - Co-op Stores, 155 Mill Hill Road, Cowes, Isle of Wight – as he had a business interest in the company.

57. **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.

<b>Application:</b>	<a href="#">TCP/07635/C</a>
<b>Details:</b>	Demolition of chalet bungalow; construction of detached house with bridged access (revised plans) (revised description)  Haven Sands, Castlehaven Lane, Niton Undercliff, Ventnor, Isle of Wight
<b>Site Visits:</b>	The site was visited by members of the Planning Committee on Friday, 22 May 2009.
<b>Public Participants:</b>	Mr Mike Rainey (Agent)
<b>Additional Representations:</b>	The appendix referred to in paragraph 1.8 of the report had not been attached to the report and was therefore circulated with the late representations at the start of the meeting.
<b>Comment:</b>	None.
<b>Decision:</b>	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.
<b>Reasons:</b>	As per report (Item 1)

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Councillor Lady Pigot declared a personal and prejudicial interest in this item and left the room.

<b>Application:</b>	<a href="#">TCP/02141/X</a>
<b>Details:</b>	Demolition of storage units and part of shop; refurbishment of existing shop to include extensions forming 5 light industrial units, staff rooms and w.c.; construction of detached block of 4 light industrial units and w.c.; parking (revised plans) (readvertised application)  Co-op Stores, 155 Mill Hill Road, Cowes, Isle of Wight

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 22 May 2009

**Public Participants:** Ms Julie Ship (Objector)

**Additional Representations:** Officers had identified that one of the main considerations affecting the application was the layout of the access to the site and how it impacted on highway safety.

**Comment:** The Local member, Councillor Lora Peacey-Wilcox spoke on this item.

**Decision:** The application was refused contrary to officer recommendation as members believed the enabling development may have a damaging impact on the local community.

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

**For (9)**

Cllrs Henry Adams, Wendy Arnold, William Burt, George Cameron, Charles Chapman, Mike Cunningham, John Hobart, Muriel Miller, Susan Scoccia

**Against (1)**

Cllr Ivan Bulwer

THAT the application be refused.

**Reasons:** Policy R2 of the Unitary Development Plan - applications involving loss of local shops will not be approved where it is shown that this will have a damaging impact on the local community.

The enabling development which goes alongside the reduction in the floorspace could have 2 impacts. The reduction of local choice to local people in terms of their shopping and the general increase in activity as a result of the different uses to the store in addition to the shop.

(Item 2)

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**Application:** [TCP/28681/A](#)

**Details:** Demolition of buildings; construction of 2 storey building to provide replacement veterinary surgery; pair of semi-detached houses; parking; vehicular and pedestrian access; landscaping; outbuilding to form bin/fridge storage area (revised scheme)(revised plans) (readvertised application)

Land at and rear of 18 and 18D, Sandown Road, Lake, Isle of Wight

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 22 May 2009

**Public Participants:** Mr Martin Hayles (Agent)

**Additional Representations:** None.

**Comment:** The applicant was prepared to reduce the width of the proposed surgery by 1.2 metres to enable 2 vehicles to pass in the widened driveway entrance. It was noted that the increased width would be satisfactory to highways.

The Committee believed it was a good plan in principle and supported the scheme.

**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 deferred.

**Reasons:** To enable discussions take place with respect to the access.  
(Item 3)

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**Application:** [TCP/28703/B](#)

**Details:** Proposed detached chalet bungalow with parking and alterations to vehicular access off Sloop Lane; new vehicular access and parking off New Road for Mawneys, (revised scheme)

Mawneys, New Road, Wootton Bridge, Ryde, Isle of Wight

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 22 May 2009

**Public Participants:** Mr Forwood (Objector)

Mr Roy Murphy (On behalf of Wootton Parish Council)

Mr David Long (On behalf of the Agent)

**Additional Representations:** None.

**Comment:** There was some discussion in relation to the hedge on the northern boundary.

**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 given Conditional Approval.

**Conditions:** Condition to be added as follows :

In respect of general landscaping

Car parking spaces should be of a permeable nature.

As per report (Item 4)

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**Application:** [TCP/05746/S](#)

**Details:** Variation of condition no. 12 on APP/P2114/A/06/2024243/NWF which states that no development shall take place until detailed calculations have been submitted to and agree in writing by the local Planning Authority indicating the details of the foul water discharge rate

Part OS parcels 1238, 0135 and 0952 land between Weeks Road and Ashley Road, Ryde, Isle of Wight

**Site Visits:** None.

**Public Participants:** None.

**Additional Representations:** A letter from the agent had been received.

**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:

Approval of the variation, subject to revised wording which shall read as follows:

*“No development shall take place until detailed calculations have been submitted to and agreed in writing by the Local planning Authority indicating the details of the foul water*

*discharge rate. No dwelling shall be occupied until the new foul sewer has been constructed and is operational in accordance with the details contained in Peter Brett Associates Drainage Statement, Project Ref 21864/002 dated February 2009, or such other scheme as shall be approved in writing by the Local Planning Authority”*

**Conditions:** As per report (Item 5)

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CHAIRMAN