



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 26 JUNE 2007 COMMENCING AT 4.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Ivan Bulwer (Chairman), Henry Adams, Charles Chapman, John Hobart, Gill Kennett, Muriel Miller, Brian Mosdell, Lady Pigot, Susan Scoccia, Arthur Taylor, David Whittaker
Also Present (non voting)	Cllrs George Brown, William Burt, Vanessa Churchman, David Knowles Roger Mazillius, Erica Oulton, Lora Peacey-Wilcox, Andy Sutton, Diana Tuson, Ian Ward, Alan Wells
Apologies	Wendy Arnold, George Cameron, Mike Cunningham, David Williams
Officers Present	Steve Cornwell, Keith Jolliffe, Julie Martin, Helen Miles, Bill Murphy, Phil Salmon, Gavin Toogood, Sarah Wilkinson, Andrew White
9.	<b>Minutes</b>  <u>RESOLVED</u> :  THAT the Minutes of the meeting held on <a href="#">21 May 2007</a> be confirmed.
10.	<b>Declarations of Interest</b>  Interests were declared in the following matters:  Cllr Ivan Bulwer declared a personal interest in Minute 11 (a) (3) – Island Packaging Merchants, Westminster Lane, Newport - as he knew the owner.  Cllr Lady Pigot declared a personal interest in Minutes 11 (a) (8) – Site of two redundant buildings at Scotland Farm, West Street, Godshill – as she knew one of the objectors.
11.	<b>Report of the Head of Planning Services</b>  (a) <b>Planning Applications and Related Matters</b>  Consideration was given to items 1 - 14 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/28187 and CAC/28187/A  
**Details:** Cliff Bank, St. Catherine Street, Ventnor, Isle of Wight

Demolition of dwelling; residential development of 5 storey block of 10 flats and detached house with parking and access off St. Catherine Street  
and  
Conservation Area Consent for demolition of dwelling; residential development of 5 storey block of 10 flats and detached house with parking and access off St. Catherine Street

**Items 1 and 2**

**This application was withdrawn**

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**Application:** [TCP/27857/A](#)  
**Details:** Island Packaging Merchants, Westminster Lane, Newport

Demolition of warehouse and office; outline for residential development of 13 dwellings; vehicular access (revised scheme).

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

**Public Participants:** Mrs Gaye Smith (Applicant)

**Additional Representations:** A 27 signature petition had been received from the general manager. The signatories were residents of Westminster Lane and Charnwood Close confirming a wish to fully support the redevelopment of the site.

**Comment:** The committee was reminded that the access was sub standard for that level of development and in planning terms was not sustainable development.

**Reasons:** The application was approved contrary to officer recommendation as members believed it was a sustainable development meeting the local needs and made efficient use of a brownfield site.

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

The voting was as follows :

For (5)

Cllrs Ivan Bulwer, John Hobart, Brian Mosdell,  
Susan Scoccia, Arthur Taylor

Against (3)

Cllrs Henry Adams, Muriel Miller, Lady Pigot

**Conditions:** Conditions to be added :

Time Limit  
Landscaping  
Surface treatment and details of road  
Sewerage and surface water drainage  
Archaeology  
De-contamination  
Any other conditions deemed appropriate.  
S 106 – contributions to education, open space  
and affordable housing.

(Item 3)

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**Application:** [TCP/28046/A](#)

**Details:** Puckwell Farm, High Street, Niton

Refurbishment/alterations to farmhouse;  
demolition of barn/lean to outbuildings;  
demolition/rebuild and relocation of garage to  
Greystones; conversion of farm buildings to  
create residential development comprising  
terrace of three single storey units; one detached  
single storey unit with roofspace accommodation;  
two adjoining single storey units with roofspace  
accommodation; construction of terrace of three

single storey units with accommodation in roofspace; parking, landscaping and alterations to vehicular access (revised scheme).

<b>Site Visits:</b>	None.
<b>Public Participants:</b>	Mrs Peach (Objector)  Mr John Stotesbury (On behalf of Parish Council)  Mr Bob Chivers (Agent)
<b>Additional Representations:</b>	Following concerns raised that there was Japanese Knotweed on the site a visit had been undertaken by the Council's Ecologist who confirmed that there was an area in the northern corner of the site in which the species could be found. Therefore, it was proposed to incorporate a requirement to deal with the issue within the Landscaping Plan.
<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 approved.
<b>Conditions:</b>	Condition to be added in relation to a speed hump.  Condition 10 be amended to read as follows :  No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting, etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines, etc, indicating lines, manholes, supports, etc) as

well as a replacement planting scheme for removed trees and the proposed method of disposal of Japanese Knotweed located on the northern most extension of the development site.

**Reason:** To ensure the appearance of the development is satisfactory and to comply with policy D3 (Landscaping) of the Isle of Wight Unitary Development Plan.

As per report (Item 4)

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<b>Application:</b>	<a href="#">PNP/21159/B</a>
<b>Details:</b>	Southern Water site, Madeira Road, Totland Bay  Prior Notification for telecommunications installation comprising 15m high monopole with associated antennas, equipment cabinets & ancillary development.
<b>Site Visits:</b>	None.
<b>Public Participants:</b>	Mr John Howe (On behalf of the Parish Council)  Mr P Street (Agent)
<b>Additional Representations:</b>	None.
<b>Comment:</b>	Cllr Gill Kennett spoke on behalf of the local member, Cllr George Cameron, who was unable to attend the meeting as he was on the mainland.
<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 siting and appearance of the proposed development under the Prior Notification procedures be approved.
<b>Conditions:</b>	A condition to be added that a radio level frequency survey to be undertaken both before and after the installation.  As per report (Item 5)

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<b>Application:</b>	<a href="#">TCP/22923/B</a>
<b>Details:</b>	Providence, Seagrove Bay, Seaview  Demolition of dwelling; replacement dwelling (revised description) (re-advertised application).
<b>Site Visits:</b>	The site was visited by Members of the Planning Committee on Monday, 25 June 2007.
<b>Public Participants:</b>	Janet Foreman (On behalf of the Parish Council)  Mr James Petrie (Agent)
<b>Additional Representations:</b>	The Council's Tree Officer had commented on the application but had asked the applicants' agent to supplement the tree report with an arboricultural impact assessment.  The additional information had been received in the form of a report with attached plans. The supplementary report identified those trees to be removed and those to be retained and also dealt with the issue of tree protection in the form of protected barriers as specified in BS 5837. The situation would also need to be monitored during the construction period.
<b>Comment:</b>	The Local Member, Cllr Diana Tuson, spoke on this item.
<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 approved.
<b>Conditions:</b>	As per report (Item 7)

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<b>Application:</b>	<a href="#">TCP/26408/J</a>
<b>Details:</b>	Site of 2 redundant buildings at Scotland Farm, West Street, Godshill.  Retention of earth mound bund; removal of condition no.4 on TCP/26408 to allow parking of agricultural equipment; retention of car port (revised scheme).
<b>Site Visits:</b>	The site was visited by Members of the Planning Committee on Monday, 25 June 2007.

**Public  
Participants:**

Mr Paul Yearsley (Objector)

Mr Glen Hepburn (Agent)

**Additional  
Representations:**

The Local Planning Authority had required additional information with respect to storage capacity and its possible displacement/relationship with the unlawful caravans within the confines of the earth bund.

The agent confirmed that Scotland Farm would have capacity to store trailers and farm equipment within the confines of the farm complex and not on the peripheral fields.

The agent accepted that further works to the earth bund on the western side was needed to give greater screening on that flank.

**Comment:**

Members were advised that the caravans on the site would be subject to a formal application in the near future.

**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:**

Previous conditions to be checked relating to the coolers, possible Environmental Health Officers may be asked to investigate.

Additional condition to read as follows :

Within one month of receipt of this decision notice a scheme shall be submitted to and approved by the Local Planning Authority showing improvement works to the earth bund and in particular along the western flank in order to create a uniform height and give suitable screening. The scheme shall include provision for landscaping in accordance with condition 2 of this decision notice. Within a further three months of receipt of the approved details the improvement works shall be implemented unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** In the interests of the visual amenities of the countryside, to screen any stored goods behind the bund and to comply with Policies D1 (Standards of Design) and C1 (Protection of Landscape Character) of the Isle of Wight Unitary Development Plan.

As per report (Item 8)

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<b>Application:</b>	<a href="#">TCP/28013/A</a>
<b>Details:</b>	115 High Park Road, Ryde.  Part demolition of house; outline for two storey detached dwelling with vehicular access and parking (revised scheme).
<b>Site Visits:</b>	The site was visited by Members of the Planning Committee on Monday, 25 June 2007.
<b>Public Participants:</b>	Mr G Key (Objector) Mr Williams (Objector)
<b>Additional Representations:</b>	A planning application (P/01301/07) for a detached house on land between 113 and 115 High Park Road had been submitted for formal determination. As members noted from the presentation the scheme had been annotated on a streetscene elevation to illustrate how both dwellings would sit in the streetscape.
<b>Comment:</b>	The Local Member, Cllr David Knowles, spoke on this item.  The current occupiers of 113 High Park Road had objected to the current proposal partly due to the loss of privacy and overlooking. However, it would seem in the light of a planning application made upon their land their reasoned objections would be negated.
<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 deferred to enable both this and the neighbours application to be brought back to the committee together.
<b>Conditions:</b>	As per report (Item 9)

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<b>Application:</b>	<a href="#">TCP/10563/S</a>
<b>Details:</b>	<p>Site of Craven Court Hotel, 5 Highfield Road, Shanklin.</p> <p>Outline for extension to provide apartment block.</p>
<b>Site Visits:</b>	The site was visited by Members of the Planning Committee on Monday, 25 June 2007.
<b>Public Participants:</b>	<p>Mr Peter Mills (On behalf of Shanklin Town Council)</p> <p>Cllr Vanessa Churchman (On behalf of the applicant)</p> <p>Cllr Ian Ward Cllr Lora Peacey-Wilcox</p>
<b>Additional Representations:</b>	<p>The Head of Tourism had submitted detailed observations in respect of the application. He stressed that the assessment only related to the issues surrounding the future viability of the site for tourist accommodation and not the proposed extension.</p> <p>Shanklin Town Council had objected to the application but had subsequently asked that certain points in favour of the proposed development be taken into account.</p> <p>Further written representations from a local resident who had already objected to the application had been received, which raised points already addressed in the report.</p>
<b>Comment:</b>	<p>During the debate the relevant planning history, the current application of Unitary Development Plan Policy T5 pending the new Local Development Framework and the potential impacts of the rear extension, were explained in some detail.</p> <p>The Head of Planning Services advised that, whilst officers accepted the principle of the change of use of the current hotel to a residential use, he still advised that the proposed new build element was by virtue of the likely scale and its position within the site, contrary to policies with the Unitary Development Plan.</p>

**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.

The voting was as follows :

For (6)

Clrs Henry Adams, Ivan Bulwer,  
Charles Chapman, Brian Mosdell,  
Arthur Taylor, David Whittaker

Against (5)

Clrs John Hobart, Gill Kennett, Muriel Miller,  
Lady Pigot, Susan Scoccia

Following the vote to approve the application, the Head of Planning Services invoked the cooling off period. Therefore the application would be brought back to the next available meeting for further consideration.

**Reasons:** The cooling off period was invoked to enable the head of Planning Services to report back to the committee on the sustainability of the proposed decision, its impact on policy and any conditions that the committee may wish to impose.

(Item 10)

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**Application:** [TCP/28346](#)

**Details:** Land adjacent, 32 Fieldway Crescent, Cowes.

Demolition of garage; proposed end of terrace house; vehicular access and parking.

**Site Visits:** The Committee had looked at the application site on Monday, 25 June 2007.

**Public Participants:** Mr A Webb (Objector)  
Mr Paul Fuller (Objector)  
Mrs S Crutcher (Objector)

Mr Glen Hepburn (On behalf of the agent)

**Additional Representations:** None.

**Comment:** The Local Member, Cllr Roger Mazillius spoke on this item.

**Decision:** The application was refused contrary to officer recommendation as members believed there would be a detrimental impact on the amenity of the adjoining property by virtue of proximity and the detrimental affect on the street scene.

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

The voting was as follows :

For (9)

Cllrs Henry Adams, Ivan Bulwer, Charles Chapman, John Hobart, Gill Kennett, Lady Pigot, Susan Scoccia, Arthur Taylor, David Whittaker

Abstention (1)

Cllr Brian Mosdell

Cllr Muriel Miller was not present for the vote.

**Reasons:** Impact on the amenity of the adjoining property by virtue of proximity.

Detrimental affect on street scene.

(Item 12)

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**Application:** [TCP/27953/A](#)

**Details:** 19 Denmark Road, Cowes.

Demolition of bungalow; detached house with integral garage and roof terrace (revised scheme).

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

**Public Participants:** Mrs Barbara Witcher (Objector)

**Additional Representations:** Further information had been received from the agent and structural engineer answering concerns of neighbouring property occupiers in respect of ground disturbance.

It was proposed by the engineer that the dwelling would be constructed using augured mini-piles, which were vibration free, and were often used to underpin dwellings close to each other without causing damage.

**Comment:** The Local Member, Cllr Alan Wells, 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 refused.

**Reasons:** As per report (Item 13)

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**Application:** TCP/10669/G

**Details:** 26 Avondale Road, Newport.

Proposed dormer window on front elevation.

**(Item 14)** **This application was withdrawn**

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**Application:** [TCP/21493/A](#)

**Details:** Land at Lynn Farm, Combley Road, Wootton Bridge.

Single storey building to form store/warehouse, retail area and offices for cane furniture business; alterations to vehicular access; parking area.

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

**Public** None.

**Participants:**

**Additional** None.

**Representations:**

**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 subject to voluntary revocation without compensation of Planning Permissions granted for use of buildings

at Dores Hill Farm – ref. TCP/19244/M/2335 and TCP/19244A/M/8870.

**Conditions:** As per report (Item 6)

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**Application:** [TCP/08150/G](#)

**Details:** Land between Heather House and Heathland Cottage, Sandy Way, Shorwell.

Demolition of garage and stable; detached house; vehicular access.

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

**Public** None.

**Participants:**

**Additional** None.

**Representations:**

**Comment:** The Local Member, Cllr Erica Oulton, spoke on this item.

The applicant had agreed to sign a legal agreement taking away their right to erect any buildings within the paddock area.

**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 11)

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(b) [Consultation Paper on Permitted Development Rights for Householder Microgeneration](#)

Members gave consideration to the Council's response to the consultation paper which had recently been issued by the Department for Communities and Local Government, on changes to the permitted development rights for Householder Microgeneration.

The government were proposing the removal of barriers to the installation of microgeneration equipment on residential properties and therefore make a contribution to the generation of energy from renewable sources. Consultations had been carried out with various bodies within the council.

The government were tending to rely on other legislation to control certain aspects on that type of development. Items such as ground source heat pumps were permitted although in an area where there was archaeological heritage there was some concern about the result of damage to that heritage. It was suggested that safeguards be put in place to protect the interests of the householder in those circumstances.

It was anticipated that the Local Planning Authority would look at mechanisms that could develop housing which was energy efficient. Asking developers to provide an energy statement on how energy efficient their developments were was one such suggestion.

Members believed that a very clear leaflet was needed to advise householders. A question was raised relating to the amount of wind turbines erected in the one area and guidance to that effect was needed.

Additional comments regarding the cumulative impacts of domestic turbines and the removal of redundant equipment if no longer generating energy or electricity to be included within the response.

**RESOLVED :**

- (I) THAT the introduction of the permitted development rights for microgeneration be supported in principle and further controls be recommended, as set out on the attached summary of questions to ensure that the impact of such development is further controlled and minimised.
- (II) THAT the introduction of the permitted development rights for microgeneration be objected to on grounds that the suggested controls/conditions set out in the draft amendment to the General Permitted Development Order or not sufficient to control possible adverse impacts of such development.
- (III) THAT it was also important that this issue was fully explored via the new Sustainable Communities Strategy and the views of this Authority as local planning authority should be fed into the work on this strategy.
- (IV) THAT additional comments regarding the cumulative impacts of domestic turbines and the removal of redundant equipment if no longer generating energy or electricity to be included within the response.

- (c) [P/00318/06 Detached House with Parking, Land Adjacent 24 Pallance Road, Cowes, Isle of Wight](#)

Members were advised that when the development in Pallance Road had commenced it was discovered that the gap between the neighbouring properties was not as great as was thought. The change in the position of the proposed property could be treated as an amendment to the approved scheme.

RESOLVED :

THAT the new plan be accepted as an amendment to the approved scheme.

- (d) [P/02356/07 – Retention and Completion of chalet Bungalow, Retention to Ground Levels \(Revised Scheme\), Land between Boulders and No. 3 Undercliff Gardens, Ventnor](#)

The Committee was told that residents within the vicinity had written to the council asking that enforcement action be taken as the property as built did was unauthorised as it did not conform with the approved plan.

Members were told that an appeal had been made against a refusal to grant planning permission last year. The Inspector indicated that he could not deal with the appeal as he did not have sufficient papers to consider how different the changes were. He then gave a view as to how the dwelling could be made acceptable. A letter was sent to the property owner and gave a deadline for when a planning application should be submitted. That application had now been submitted and would be brought to the committee for a final decision.

To serve an enforcement notice while dealing with a planning application could cause difficulty for the council if an appeal was lodged. It was therefore proposed that the application be dealt with before any enforcement notice was served.

RESOLVED :

THAT following the submission of the application within the timescale that was specified to the developer to maintain the position set out in the previous correspondence to both the developer and the local residents and to await the determination of the application before making a decision on future enforcement action.

**12. Deferred Items**

At 9.35 pm it was agreed that due to the late time of the meeting the remaining items would be deferred to the meeting due to be held on Thursday, 28 June 2007.

**RESOLVED :**

THAT the following items be deferred to the meeting of the Planning Committee due to be held on Thursday, 28 June 2007 :

- (i) Planning Enforcement Quarterly Report.
- (ii) Section 106 Agreements update.

CHAIRMAN