



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 27 OCTOBER 2009 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), George Cameron, Stuart Dyer, Paul Fuller, John Hobart, Julie Jones-Evans, Susan Scoccia, Adrian Whittaker, David Williams
Also Present (non voting)	Cllrs Barry Abraham, Jonathan Bacon, Reg Barry, George Brown, Vanessa Churchman
Officers Present	Julie Martin, Bill Murphy, Anna Priestley, Justin Thorne, Shannon Waaldijk Trevor Pointon, Andrew White, Mark Wootton
Apologies	Roger Dixcey

17. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [22 September 2009](#) be confirmed.

18. [Declarations of Interest](#)

Cllr Ivan Bulwer declared a personal interest in Minute 20 (a) (1) – White Hart Inn, Main Road, Havenstreet as he knew the proprietor.

Cllr Julie Jones-Evans declared a personal interest in Minute 20 (a) (4) – Staddlestones, Church Road, Bembridge as she knew the applicant.

Cllr Susan Scoccia declared a personal and prejudicial interest in Minute 20 (a) (5) – Land at junction of High Street and Rectory Drive, Wootton Bridge, Ryde as she had business connections with the applicant. She was not present during the discussion or voting thereon.

Mr Justin Thorne, Principal Lawyer declared a personal and prejudicial interest in Minute 20 (a) (5) – Land at junction of High Street and Rectory Drive, Wootton Bridge, Ryde as the objector was a close friend. He was not present during the discussion or voting thereon.

Councillor Julie Jones-Evans declared a personal interest in Minute 20 (a) (8) – Public car park adjacent to Railway Inn, Sea Street, Newport as she was the local member.

19. **Public Question Time**

Mr Bill Burt asked a question with regard to an article that had appeared in the Sunday Telegraph on 25 October 2009, in relation to tax changes for rural holiday homes. The Head of Planning Services would provide a written response.

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

(a) **Planning Applications and Related Matters**

Consideration was given to items 1 – 8 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/15075/H](#)

Details: Variation of condition no.5 on TCP/15075/E to allow use of the kitchen air handling plant between the hours of 08.30 hours and 22.30 hours

White Hart Inn, Main Road, Havenstreet, Ryde, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 23 October 2009.

Public Participants: Mr Willet (Objector)

Additional Representations: None.

Comment: The local member, Cllr Vanessa Churchman, spoke on this item.

The committee believed that the heavy duty electronic self-closing device on the kitchen door should be in place before the extended hours came into operation.

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 but with the following amendments :

Condition 1: Remove 22:30 hours and replace with – ‘the kitchen air handling plant shall not be operated between the hours of 22:00 hours and 08:30 hours’.

Condition 2: Remove ‘within one month of the date’.

(Item 1)

Application: [TCP/01384/M](#)

Details: Outline for four detached dwellings and alterations to vehicular access (revised scheme).

27 Pondwell Close, Ryde, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 23 October 2009.

Public Mr Derek Moore (Objector)

Participants: Mr Paul Stack (Agent)

Additional Representations: An addendum to section 3 of the officer’s report, “relevant history”, as follows:

3.1 TCP/1384. On 1st October 1949 planning permission was granted for the erection of a dwellinghouse and garage on each of the plots numbered 16, 17 and 18 at Pondwell House. (This formed part of the overall development of Pondwell Close. Plots 16, 17 and 18 were undeveloped plots at this time.)

3.2 TCP/1384/A. On 29th November 1949 planning permission was granted for the erection of a dwellinghouse and garage on each of the plots numbered 16 and 17 at Pondwell House.

3.3 TCP/1384/B. Planning permission was granted for some additions to Pondwell House (now known as 27 Pondwell Close) in 1973.

- 3.4 TCP/1384/C. Outline planning permission was granted for one additional dwelling on the site on 30th June 1987
- 3.5 TCP/1384/D. On 15th August 1990, outline permission was granted for four dwellings and an access road (described in the decision as a reduced scheme).
- 3.6 TCP/1384/E. Permission was granted on 15th August 1990 for the renewal of an outline planning permission for four dwellings and an access road.
- 3.7 TCP/1384/F. Permission was granted on 25th August 1993 for the renewal of outline permission for four dwellings and access road (described as having revised plans).
- 3.8 TCP/1384/G. Permission was granted on 4th September 1996 for the renewal of outline permission for four dwellings and an access road (described as having revised plans).
- 3.9 P/01101/99 – TCP/01384/H. On 23rd September 1999 the renewal of outline permission was granted for four dwellings and access road.

Comment: The local member, Cllr Reg Barry, 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.

Conditions: As per report (Item 3)

(Mr Justin Thorne, Principal Lawyer and Cllr Susan Scoccia declared a personal and prejudicial interest in this item and left the room).

Application: [A/02381/A](#)

Details: 1 illuminated fascia sign, 1 illuminated projecting sign, 1 illuminated totem sign, 1 non-illuminated exit sign, 1 non-illuminated welcome sign and window vinyl's (revised plans).

Land at junction of, High Street and Rectory Drive, Wootton Bridge, Ryde, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 23 October 2009.

Public Participants:	Mr Bryan Pyner (Objector) Mr Nick Baker (Agent)
Additional Representations:	None
Comment:	The local member, Cllr Barry Abraham, spoke on this item.
Decision:	The Committee had taken into consideration and agreed with the reasons for the recommendation in respect of 4 of the proposed signs as set out under paragraph entitled Justification for Recommendation of the report and resolved not to allow the 1 other sign a split decision would be issued as follows: <ul style="list-style-type: none"> (i) THAT the 1 illuminated fascia sign, 1 illuminated projecting sign, 1 non illuminated exit sign, 1 non illuminated welcome sign and window vinyl's be approved. (ii) THAT the 1 illuminated totem pole sign be refused. <p>In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation.</p> <p>For (5)</p> <p>Cllrs George Cameron, Paul Fuller, John Hobart, Julie Jones-Evans, David Williams</p> <p>Against (3)</p> <p>Cllrs Ivan Bulwer, Stuart Dyer, Adrian Whittaker</p>
Reasons:	Members believed the illuminated totem pole would have a visual impact to the locality.
Conditions:	As per report (Item 5)
Application:	A/01490/G
Details:	5 illuminated fascia signs, 1 non-illuminated entrance sign, 2 illuminated pylon signs (revised description) (readvertised application). Staddlestones, Church Road, Bembridge, Isle of Wight.
Site Visits:	The site was visited by members of the Planning Committee on Friday, 23 October 2009.
Public Participants:	Mr Chris Perkis (Applicant)

Additional Representations:	None.
Comment:	The local member, Cllr Jonathan Bacon, 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: <ul style="list-style-type: none"> (i) THAT the 2 illuminated pylon signs be refused. (ii) THAT the 5 illuminated fascia signs and the one non-illuminated sign be approved.
Reasons/ Conditions:	As per report (Item 4)
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Application:	TCP/06822/J
Details:	Retention of dwelling as built with changes to external appearance and extent of decking area (revised scheme). 38A Denmark Road, Cowes, Isle of Wight.
Site Visits:	The site was visited by members of the Planning Committee on Friday, 23 October 2009.
Public Participants:	None.
Additional Representations:	None.
Comment:	The local member, Cllr George Brown, 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: <ul style="list-style-type: none"> THAT the application be approved.
Conditions:	As per report (Item 6)
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Application:	TCP/06741/H
Details:	Alterations to the elevations of approved dwelling currently under construction. 1 Baring Drive, Cowes, Isle of Wight.
Site Visits:	The site was visited by members of the Planning Committee on Friday, 23 October 2009.

Public Participants:	None.
Additional Representations:	One further letter of objection was received.
Comment:	The local member, Cllr George Brown, 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 (Item 7)
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Application:	TCP/16146/D
Details:	Demolition of 2 houses; proposed detached eco house with detached garage/pool house, (revised scheme) (revised plans) (readvertised application). Thirlmere and Santos, Hilbre Road, St Helens, Ryde, Isle of Wight.
Site Visits:	The site was visited by members of the Planning Committee on Friday, 23 October 2009.
Public Participants:	None.
Additional Representations:	None.
Comment:	The local member, Cllr Jonathan Bacon, 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 (Item 2)
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Application:	TCP/12046/K
Details:	Variation of condition no.2 on TCP/12046/H to allow use of car park for short stay or long stay parking. Public car park adjacent to, Railway Inn, Sea Street, Newport, Isle of Wight.

Site Visits:	The site was visited by members of the Planning Committee on Friday, 23 October 2009.
Public Participants:	None.
Additional Representations:	None.
Comment:	In compliance with the Council's Constitution the local member, Cllr Julie Jones-Evans, 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 (Item 8)

(b) [Schedule of Planning Appeals as at 30 September 2009](#)

Members considered the report of the schedule of planning appeals as at 30 September 2009.

The Committee was advised that all Authorities should be aiming to win at least 70% of their appeals. In 2007/08 38% of appeals for the Isle of Wight Council were allowed. However officer and member training had led to a much improved performance in 2008/09 where the percentage of allowed appeals fell to 23.5%. It was noted that to the end of September 2009 only 21.7% had been allowed.

RESOLVED :

THAT the report be noted.

CHAIRMAN