

Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 27 NOVEMBER 2007 COMMENCING AT 2.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), Henry Adams, Wendy Arnold, Bill Burt, George Cameron, Charles Chapman, Mike Cunningham, Muriel Miller, Brian Mosdell, Lady Pigot, Susan Scoccia, Arthur Taylor, David Williams
Also Present (non voting)	Geoff Lumley, Garry Price, David Pugh, Diana Tuson
Officers Present	David Booth, Russell Chick, Steve Cornwell, Keith Jolliffe, John MacKenzie, Julie Martin, Helen Miles, Bill Murphy, Andrew Pegram, Wendy Perera, Phil Salmon, Andrew White
Apologies	George Brown, John Hobart, Gill Kennett

33. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [23 October 2007](#) be confirmed.

34. **Declarations of Interest**

Cllr Henry Adams declared a personal and prejudicial interest in Minute 35 (a) (2 and 3) - Tilden House, 26 Bellevue Road, Ryde, Isle of Wight – as he has a business in the near vicinity, he was not present during the discussion and voting thereon.

Cllr David Williams declared a personal interest in Minute 35 (a) (5) - Westridge Golf Centre, Brading Road, Ryde, Isle of Wight – as he knew the owner and used the facilities.

Cllr Mike Cunningham declared a personal interest in Minute 35 (a) (5) - Westridge Golf Centre, Brading Road, Ryde, Isle of Wight – as he used the facilities.

Cllr Lady Pigot declared a personal interest in Minute 35 (a) (14) – Land rear of 55 - 59 High Street, Bembridge, Isle of Wight - as she knew one of the objectors

35.

Report of the Head of Planning Services

Planning Applications and Related Matters

- (a) Consideration was given to items 1 - 20 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: P/01790/07 - TCP/09568/K

Details: Land adjoining Scotland Farm and properties in Dubbers and Yarborough Close, Godshell, Ventnor, Isle of Wight.

Demolition of redundant farm outbuildings; proposal for 'Continuing Care Community' - a development consisting of a nursing care home, 43 extra care cottages, 30 extra care apartments, associated specialist indoor facilities, health care consulting rooms, day care facilities, restaurant, crèche, outdoor recreation/leisure facilities; formation of vehicular access, pedestrian footpath links and provision of parking (AORM).

THIS ITEM WAS WITHDRAWN

(Item 1)

(Cllr Henry Adams declared a personal and prejudicial interest in this item and left the room)

Application: [P/02144/07 - TCP/10858/T and P/02145/07 - CAC/10858/S](#)

Details: Tilden House, 26 Bellevue Road, Ryde, Isle of Wight.

Residential development comprising 3/4 storey block of 16 flats with landscaping, parking and

access off Bellevue Road; reconstruction of boundary walls to East Street and Bellevue Road.

Site Visits: The site was visited by members of the Planning Committee on Monday, 26 November 2007

Public Mrs Stella Davis (Objector)

Participants:

Mr Morris Barton (On behalf of the agent)

Additional Representations: Two letters of objection had been received from local residents on grounds of excessive and overdevelopment, out of scale, difficulties with additional traffic both during construction and afterwards, inadequate car parking and inappropriate design of development in the Conservation Area.

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 both applications be approved subject to the revocation without compensation of TCP/24633/P/00102/02 for residential development of 6 three-storey houses dated 12 December 2002 unless the permission lapses without commencement by that date.

Conditions: Additional conditions as follows :

Foul and surface water disposal.

Landscape management.

As per report (Items 2 and 3)

Application: [P/03204/06 - TCP/27944/A](#)

Details: Pine Tops, Heatherwood Park Road, Totland Bay, Isle of Wight.

Demolition of bungalow; 2 storey block of 5 flats to include accommodation in roof space and balconies on west elevation; parking and vehicular access off Heatherwood Park Road (revised plans) (readvertised application).

Site Visits: The site was visited by members of the Planning Committee on Monday, 23 July 2007

Public Participants: Mr John Veal (Objector)
Mr John Honeychurch (On behalf of Totland Parish Council)
Mr Guy Everson (Agent)

Additional Representations: Highway Engineer confirmed his original comments still applied by stating that the section of Heatherwood Park Road between the application site and Church Hill and its junction with Church Hill was acceptable for the proposed increased usage.
The Area Building Control Surveyor confirmed that he was not aware of any problems of ground stability in the immediate area.
The owner of the ground floor flat within the adjoining building known as Aston House had made further representations pointing out a potential error within the submitted Design and Access Statement.
The Campaign to Protect Rural England expressed concern regarding stability and drainage as well as the highway implications associated with the proposed development.

Comment: A short break was taken to enable members of the committee to read the late representations relating 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, subject to an additional condition relating to cutting the corner off between the main part of Heatherwood Park Road and the narrower part.

Conditions: As per report (Item 4)

Application: [P/01082/07 - TCP/22221/G](#)

Details: Westridge Golf Centre, Brading Road, Ryde, Isle of Wight.
Variation of condition no. 2 on TCP/22221/E which states that the flood lighting shall be for a limited period expiring on 31 July 2007; proposed earthworks.

Comment : Members were advised that since the completion of the report there were a number of important pieces of information which were being sought from the applicant relating to enforcement information, which was needed before the committee could proceed.

With the agreement of the applicant, who was not at the meeting, it was proposed to defer consideration of the item until the next meeting of the committee.

Decision : The application be deferred until the next meeting of the committee.

(Item 5)

Application: [P/02250/07 - TCP/28669 and P/02251/07 – CAC/28669/A](#)

Details: Site of public conveniences Esplanade, Ventnor, Isle of Wight.

Demolition of public conveniences; replacement public conveniences.

Site Visits: The site was visited by members of the Planning Committee on Monday, 24 April 2007.

Public Participants: None.

Additional Representations: None.

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.

A covering letter to accompany the decision notice regarding ground stability considerations.

THAT the Conservation Area Consent for (P/02251/07 – CAC/28669/A) be approved subject to conditions.

Informative

The applicant is advised to liaise with Ventnor Town Council to establish whether the

existing tiles within the building are worthy of reclamation and reuse elsewhere within the locality.

Conditions: As per report (Items 17 and 18)

Application: [P/01550/07 - TCPL/28503/B and P/01551/07 - LBC/28503/A](#)

Details: Land adjacent Shandon, High Street, Yarmouth, Isle of Wight.

Demolition of buildings; construction of detached house; vehicular access.

Site Visits: The site was visited by members of the Planning Committee on Monday, 26 November 2007.

Public Participants: Mr Paul Airey (Agent)

Additional Representations: An e mail had been received from the agent acting on behalf of the applicant requesting that the views of the Conservation Officer, which were referred to in the report, be made available to Members.

Comment: A break was taken during the proceedings to consider what conditions, if any, should be imposed if the application was approved contrary to officer recommendation.

Decision: The application was approved contrary to officer recommendation as members believed the proposed dwelling by virtue of its design, siting, scale and massing would enhance the street scene, thereby having an acceptable impact on the setting of Shandon a Grade II Listed Building.

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

For (11)

Cllrs Henry Adams, Wendy Arnold, Ivan Bulwer, George Cameron, Charles Chapman, Mike Cunningham, Muriel Miller, Brian Mosdell, Lady Pigot, Susan Scoccia, Arthur Taylor, David Williams

Conservation Area Consent – Condition re controlling timing of demolition of outbuildings and structures.

Reasons: The proposal was in accordance with Policies G4 (General Locational Criteria) and D1 (Standards of Design) of the Isle of Wight Unitary Development Plan and Government advice contained with Planning Policy Note 15: Planning and the Historic Environment.

As per report (Items 10 and 11)

Application: [P/01369/07 - TCP/25113/D and P/01370/07 - CAC/25113/C](#)

Details: Bridge House, Baring Road, Cowes, Isle of Wight.

Demolition of existing property; pair of semi-detached houses with parking and vehicular access

Site Visits: The site was visited by members of the Planning Committee on Monday, 26 November 2007

Public Participants: Mrs Tomlison (Objector)
Mrs Tomlison read out a statement on behalf of Mr B Wyatt (Objector) who was unable to attend the meeting.

Mr Paul Airey (Agent)

Additional Representations: A letter had been received from the agent requesting clarification on a number of aspects of the Planning Officer's report.

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 both applications be refused.

Reasons: As per report (Items 6 and 7)

Application: [P/01385/07 - TCP/25113/F and P/01386/07 - CAC/25113/E](#)

Details: Bridge House, Baring Road, Cowes, Isle of Wight

Demolition of existing property; pair of semi-detached houses.

Site Visits: The site was visited by members of the Planning Committee on Monday, 26 November 2007

Public Participants: Mrs Tomlison (Objector)
Mrs Tomlison read out a statement on behalf of Mr B Wyatt (Objector) who was unable to attend the meeting.

Mr Paul Airey (Agent)

Additional Representations: A letter had been received from the agent requesting clarification on a number of aspects of the Planning Officer's report.

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 both applications be refused.

Reasons: As per report (Items 8 and 9)

Application: [P/01619/07 - TCPL/28546/A and P/01620/07 – LBC/28546](#)

Details: Barn at Great Pan Farm, Pan Lane, Newport, Isle of Wight.

Conversion of barn into unit of living accommodation and 2 commercial units.

Site Visits: The site was visited by members of the Planning Committee on Monday, 26 November 2007.

Public Participants: Mr Wayne Pike (Objector)
Mr Guy Gardner (Supporter)

Additional Representations: None.

Comment: The Local Member, Cllr Geoff Lumley, spoke on this item.

Decision: The application was refused contrary to officer recommendation as members believed the non residential uses would lead to an unacceptable impact on neighbouring properties.

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

For (11)

Cllrs Henry Adams, Wendy Arnold, Ivan Bulwer, Bill Burt, George Cameron, Charles Chapman, Mike Cunningham, Muriel Miller, Brian Mosdell, Arthur Taylor, David Williams

(Against (1)

Cllr Susan Scoccia

Abstention (1)

Cllr Lady Pigot

Reasons: Policies C 17, E 1 and H
(Items 12 and 13)

Application: [P/01703/07 - TCP/18456/G](#)

Details: Land rear of 55 - 59 High Street, Bembridge, Isle of Wight.

Detached house with parking and alterations to vehicular access (further revised scheme) (amended site area) (readvertised application).

Site Visits: The site was visited by members of the Planning Committee on Monday, 26 November 2007.

Public Participants: Mr J Bradshaw (Objector)
Mrs S Orr (Objector)

Mr Glen Hepburn (On behalf of the applicant)

Additional Representations: Bembridge Parish Council fully supported the Planning Officer's recommendation for refusal.

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 refused.

Reasons: As per report (Item 14)

Application: [P/01862/07 - TCP/27829/A](#)

Details: Land adjacent 19 Prior Crescent, Newport, Isle of Wight.

Proposed end of terrace house with parking and alterations to vehicular access, (revised scheme).

Site Visits: The site was visited by members of the Planning Committee on Monday, 26 November 2007.

Public Participants: Miss T Bennett (Objector)

Additional Representations: During the site inspection Members noted that a shed is currently under construction on the rear part of the proposed plot. The matter had been clarified with the applicant who advised that the tenant had begun construction of the shed without the owner's knowledge and that the tenant had now been told to remove it.

Comment: The Local member, Cllr Garry Price, spoke on this item.

Decision: The application was refused contrary to officer recommendation as members believed the introduction of an additional unit would be out of character with the prevailing pattern of development

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

For (8)

Cllrs Henry Adams, Wendy Arnold, Bill Burt, George Cameron, Charles Chapman, Brian Mosdell, Lady Pigot, Susan Scoccia

(Against (3)

Cllrs Ivan Bulwer, Arthur Taylor, David Williams

Abstention (2)

Cllrs Mike Cunningham, Muriel Miller

Reasons: (Item 15)

Application:	P/02179/07 - TCP/14875/M
Details:	<p>Adjacent to east side of pumping station, Esplanade, Ventnor, Isle of Wight.</p> <p>Variation of condition 14 on TCP/14875/L which states that the development shall not commence on site until a planning obligation pursuant to S.106 of the Town and Country Planning Act 1990 has been made and lodged with the Local Planning Authority and variation of condition 15 on TCP/14875/L which states that the buildings hereby permitted shall not be commenced until an access roadway, footway and means of separating vehicles and pedestrians has been realigned to the south of the proposed building and such realignment shall make provision for continued vehicular access to the fish processing building, with full details submitted and agreed with the Local Planning Authority.</p>
Site Visits:	The site was visited by members of the Planning Committee on Monday, 24 April 2007.
Public Participants:	Prof D Russell (Objector)
Additional Representations:	None.
Comment:	<p>Reaffirm members view expressed at April meeting that the legal agreement should make reference to the marine related employment use, due to an oversight that was not included within a condition required in the legal agreement. Discussions had been held with the applicants and had agreed to accept a corrected decision notice.</p> <p>Members reaffirmed their intention that the marine related employment use was to go in the legal agreement and a fresh decision notice was to be issued.</p>
Decision:	<p>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:</p> <p>THAT a split decision on the application be issued as follows :</p> <p>(i) Refuse to vary Condition 14 on P/02013/06 for the following reason:</p>

To delete all references of land uses other than the provision of toilet and shower facilities for Ventnor Haven users from Condition 14 of planning permission P/02013/06 would not be in accordance with the mixed use ethos for this building and therefore would be contrary to the aims of the Ventnor Esplanade Development Brief.

- (ii) Agree to vary condition 15 on P/02013/06 to read as set out below.

Revised Condition 15.

The buildings hereby permitted shall not commence before construction works to realign the access roadway, footway and means of separating vehicles to the south of the proposed building have commenced in accordance with full details which have been submitted to and agreed in writing by the Local Planning Authority. The agreed traffic calming measures and vehicle containment facilities especially to the northside of the access road in the vicinity of the children's paddling pool shall be provided before first occupation of the buildings. The details to be provided shall include the surface treatment of the roadway at its junction with the cascade to a point adjacent to the public slipway entrance.

Reason: To ensure that satisfactory public vehicle and pedestrian access is maintained along Ventnor Eastern Esplanade and to comply with Policy TR7 (Highway considerations for new development) of the Isle of Wight Unitary Development Plan.

- (iii) Seek reaffirmation from the Committee that the wording of Condition 14 attached to planning permission P/02013/06 should contain reference to the retention of the main building for marine related employment uses, in line with the following wording.

Revised Condition 14.

The development permitted by this

planning permission shall not commence on site until a planning obligation pursuant to S.106 of the Town and Country Planning Act 1990 as been made and lodged with the Local Planning Authority, and the Local Planning Authority has agreed in writing that the planning obligation is acceptable. The said planning obligation will retain the main use of the building in a marine related employment use and keep open the elements of community facilities (shower/toilet facilities for Haven users, harbour master's facilities and café) provided as part of this planning application which shall be retained in perpetuity within these uses, and with regard to the toilet / shower facilities shall secure the key access arrangement by which Haven users gain access to these facilities through a secure gate.

Reason: To ensure that the community benefits of this scheme are retained in perpetuity and to comply with the Ventnor Eastern Esplanade Development Brief.

Conditions: As per report (Item 16)

Application: [P/02288/07 - CAC/28511/A](#)

Details: 2 Spring Lane, Newport, Isle of Wight.

Conservation Area Consent for demolition of dwelling.

Site Visits: The site was visited by members of the Planning Committee on Monday, 24 September 2007.

Public Participants: Mr Martin Hayles (Agent)

Additional Representations: A message was received from the agent.

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 Conservation Area Consent be approved

Conditions: As per report (Item 19)

Application:	P/02366/07 - TCP/09809/C
Details:	Cedars, Seagrove Manor Road, Seaview, Isle of Wight. Retention of 4 additional rooflights and 4 sunpipes in house under construction.
Site Visits:	None.
Public Participants:	Mr Morris Barton (On behalf of the applicant)
Additional Representations:	None.
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.
Conditions:	As per report (Item 20)

(b) [TPO/1956/W8 - Application for removal of trees situated to the front and rear of Copperfields, Youngwoods Way, Alverstone Garden Village](#)

Members were reminded that they had previously visited the site as part of a recent planning application. The plan accompanying the trees to be removed was the same as that submitted with the recently refused application.

The Council's Tree Officer had visited the site and asked that the committee considered the impact on the amenity of the area if the 17 trees listed on an application, submitted to the Local Planning Authority which sought to fell trees protected by a Tree Preservation Order were removed.

Members believed the tree canopy should be preserved to help red squirrels in the area and replanting should be with indigenous species.

RESOLVED :

- (i) THAT permission be granted for the removal of trees T2, T5, T8, T10, T11, T12, T15, T17, T20, T24, T27, T29 and T33 subject to the planting of the replacement trees which had the prior written approval of the Local Planning Authority.

- (ii) THAT the removal of T3, T4, T9, T28, T31 and T32 be refused but consent to the lesser works detailed in section 5.6 of the report.

36. **Members' Question Time**

Cllr Susan Scoccia asked when the Committee was likely to get an updated schedule of appeals.

Mr Pegram indicated they had been without a schedule of appeals officer for a considerable period. They now had one in post so would be able to update the committee on the whole years results in January 2008.

Cllr Susan Scoccia asked what was happening regarding the recommendations from the improvement plan following the peer review relating to training for members on enforcement processes and the interim member protocol for reporting member breaches.

Mr Murphy told the committee that the interim member protocol was due to be circulated imminently.

Cllr Brian Mosdell asked why the new bus stops had been put in at the cricket pavilion so that the tail end of the bus stuck out in the road.

Mr Jolliffe would investigate and get back to Cllr Mosdell.

CHAIRMAN