



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>MONDAY, 27 FEBRUARY 2012 COMMENCING AT 4.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Julie Jones-Evans (Vice Chairman in the Chair), Reg Barry, George Cameron, Vanessa Churchman, Paul Fuller, John Hobart, Susan Scoccia, Jerry White
Also Present (non voting)	Cllrs George Brown, Heather Humby
Officers Present	Marie Bartlett, Bill Murphy, Trevor Pointon, Phil Salmon, Justin Thorne, Alan White, Andrew White, Stephen Wiltshire
Apologies	Cllr Richard Hollis, David Knowles, Arthur Taylor

---

26. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [31 January 2012](#) be confirmed.

27. [Declarations of Interest](#)

Cllr Susan Scoccia declared a personal interest in Minute 28 (1) – Wight City Leisure Centre, 37 Culver Parade, Sandown, as she knew the town clerk from Sandown Town Council.

Cllr Reg Barry declared a personal interest in Minute 28 (1) – Wight City Leisure Centre, 37 Culver Parade, Sandown, as he knew the town clerk from Sandown Town Council.

Cllr Jerry White declared a personal and prejudicial interest in Minute 28 (2 and 3) – Merrie Gardens Farm, Newport Road, Sandown, as his family own the nearest public house to the application. He was not present during the discussion or voting thereon.

Cllr Fuller declared a personal interest in Minute 28 (4 and 5) - 62 High Street, Cowes, as he knew the applicant, objectors and was also on Cowes Town Council.

## 28. Report of the Head of Planning and Regulatory Services

### Planning Applications and Related Matters

Consideration was given to items 1 - 7 of the report of the Head of Planning and Regulatory 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/16118/Y](#)

**Details:** Demolition of building; outline for 63 apartments, restaurant/bar, commercial/retail units; external and undercroft parking; associated landscaping and bin stores; vehicular access off Fort Street.

Wight City Leisure Centre, 37 Culver Parade, Sandown, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 24 February 2012.

**Public** Mrs P Forward (Objector)

**Participants:** Mr P White (Agent)

Mrs V Taylor (on behalf of Sandown Town Council)

**Additional Representations:** Two additional letters of objection had been received from local residents raising a number of concerns. Officers confirmed these issues were covered within the Committee report.

**Comment:** The Local Member, Cllr Heather Humby, spoke in support of the application.

Members were concerned with the overlooking aspect of the proposed building onto the adjacent Coastguard Cottages.

Members were advised by the highways officer that a Parking Provision Assessment would be required to show the level of parking in the area to demonstrate there would be adequate provision for the commercial aspect of 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 Refused.

**Reasons:** As per report  
(Item 1)

---

**Application:** [TCPL/13288/E and LBC/13288/D](#)

**Details:** Alterations and change of use from Class A1 (retail) to Class A3 (restaurant and cafe)(revised plans)(additional extraction and filtration information received - including noise assessment).

and

LBC for alterations and change of use from Class A1 (retail) to Class A3 (restaurant and cafe) (revised plans)(additional extraction and filtration information received - including noise assessment).

62 High Street, Cowes, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 24 February 2012.

**Public Participants:** Mr A Wilson (Objector)  
Mr M Parker (Applicant)

**Additional Representations:** An email had been received relating to the hours of opening and control of the courtyard being more acceptable to residents. The email further requested a number of additional conditions. Officers summarised the points and had recommended additional conditions where appropriate.

**Comment:** The Local Member, Cllr George Brown spoke on this item.  
During the planning officers presentation a verbal correction to condition 5 was provided which would align the restricted hours with the licensed hours.

Members raised questions regarding the use of the courtyard area and outside storage room, officers suggested this could be controlled through an amendment to condition 9.

Members considered applying an additional condition to control the colour of the extraction flue.

**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:**

Amended Conditions - should read:

- 5) 07:00 – 00:30 (30 minutes after licensable activities cease) or 07:00 – 01:30 during Cowes Week, Little Britain, New Years Eve and the Friday/Saturday of the Round the Island Race.
- 6) No development shall commence until a sample of the proposed colour(s) and finish of the external flue and its associated equipment have been submitted to and approved in writing by the Local Planning Authority. The details and sample to be submitted shall take account of the change in colour between the cream rendered elevations and the darker colour of the tiled roof. The flue shall be implemented in accordance with the approved details and retained as such thereafter.
- 9) The external courtyard area indicated on the approved plans shall not be used for external seating for customers, or for any other general use by customers/visitors and a detailed management plan (including details of storage requirements for stock/waste and delivery arrangements) for the use of the adjoining buildings shall be submitted to and agreed in writing by the Local Planning Authority before the use hereby authorised is brought into operation. The use shall only then operate in accordance with the agreed details

**Reason:** In order to prevent potential impacts of the development upon the amenities of surrounding land-uses as a result of noise and disturbance, in accordance with policy G4 (General Locational Criteria) of the Isle of Wight Unitary Development Plan and the principles of Planning Policy Guidance 24 (Planning and Noise).

Additional Condition:

- 11) No live music shall be allowed/played on the premises, and any music shall be limited to background music only unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In order to prevent potential impacts of the development upon the amenities of surrounding land-uses as a result of noise and disturbance, in accordance with policy G4 (General Locational Criteria) of the Isle of Wight Unitary Development Plan and the principles of Planning Policy Guidance 24 (Planning and Noise).

(Items 4 and 5)

**Application:** [TCP/30842](#)

**Details:** Change of use of premises to form a separate dwelling.

Upton View, Nettlestone Green, Seaview, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 24 February 2012.

**Public Participants:** Mr M Ward (Objector)  
Mr M Barton (Agent)

**Comment:** The Local Member Cllr Reg Barry spoke on this item, but in accordance with paragraph 22 of the code of practice, in the Council's Constitution, he was unable to vote.

Members sought clarification regarding the 2 parking spaces being provided in the Roadside Inn car park for the dwelling and if these would be available should the pub was sold. Officers advised this could be controlled through the application of a condition.

Members discussed the retention of the magnolia tree currently on the site.

**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:** Additional Condition:

- 4) The magnolia tree to the rear of Upton View shall be retained.

Reason: In the interests of the general amenity of the area and to comply with Policy G4 (General Locational Criteria) and D1 (Standards of Design) of the Isle of Wight Unitary Development Plan and Policy DM2 (Design Quality for New Development) of the emerging Island Plan Core Strategy.

(Item 6)

---

Cllr Jerry White declared a Personal and Prejudicial interest and left the room for this item.

**Application:** [TCPL/22278/M and LBC/22278/L](#)

**Details:** Demolition of barn and outbuilding; partial demolition of cottage; construction of pub/restaurant with associated amenity/play area, outside seating area, parking, landscaping, vehicular access and highway improvements; conversion of barn to form toilets and store for pub; internal and external alterations to cottage to form staff flat and managers accommodation.

and

LBC for demolition of barn and outbuilding; partial demolition of cottage; construction of pub/restaurant with associated amenity/play area, outside seating area, parking, landscaping, vehicular access and highway improvements; conversion of barn to form toilets and store for pub; internal and external alterations to cottage to form staff flat and managers accommodation.

Merrie Gardens Farm, Newport Road, Sandown, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 24 February 2012.

**Comment:** Members were heartened the listed building element had been retained.

Members were concerned that the red clay tiles on the roof of the listed building would not be replaced, and were assured conditions had been attached for officers to agree the use of appropriate materials.

There was some discussion on the impact of the proposed lighting.

**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:** Amended conditions - should read:

- 18) Notwithstanding the details on the approved plans details of any proposed lighting shall be submitted to and approved in writing with the Local Planning Authority.

**Reason:** To protect the character and setting of the Listed Building and the amenities of local residents, in accordance with Planning Policy Statement 5: Planning for the Historic Environment and Policy D14 (Light Spillage) of the Isle of Wight Unitary Development Plan.

20). Notwithstanding the details on the approved plans, no development shall take place with the exception of works on or to facilitate the road works until samples of the materials to be used in the construction of the external surfaces, walls or materials for the repair of the listed building of the development hereby permitted (including a sample panel) together with rainwater goods have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**Reason:** In the interests of the amenities of the area and the character of the listed building and to comply with Policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan and PPS5: Planning for the Historic Environment.

(Items 2 and 3)

---

**Application:** [TCP/30848](#)

**Details:** Proposed single storey side extension (revised description).

6 Redstart Close, Newport, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 24 February 2012.

**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)

---

29. **Members' Question Time**

Cllr Jones-Evans requested that officers review the Sainsburys site, paying particular attention to the ongoing light spillage issues. Officers provided a response.

Cllr Fuller asked if a list of vulnerable listed buildings across the Island was retained and how the Local Authority ensured these buildings were not lost. The Head of Planning and Regulatory Services suggested that this could be covered as a subject on the ongoing members planning training programme.

CHAIRMAN