



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 27 APRIL 2010 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), Reg Barry, Stuart Dyer, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans, David Knowles, Susan Scoccia, Jerry White
Also Present (non voting)	Cllrs George Brown, Vanessa Churchman, Lora Peacey-Wilcox
Apologies	Cllr Roger Dixcey
Officers Present	Roy Little, Julie Martin, Helen Miles, Bill Murphy, Phil Salmon, Stephen Wiltshire, Alan White, Andrew White

43. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [23 March 2010](#) be confirmed.

44. **Declarations of Interest**

There were no declarations received at this stage.

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

(a) **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.

Application: TCP/21172/N

Details: Residential development comprising terrace of 7 houses, terrace of 4 houses and pair of semi-detached houses with parking and access off Denmark Road (revised scheme).

Site of former car park, Denmark Road, Cowes, Isle of Wight

The application was deferred prior to the meeting at the Planning Officers request.

(Item 1)

Application: [TCP/04355/E](#)

Details: Demolition of garage; residential development of 5 houses in courtyard complex with parking and access off Mill Hill Road (revised scheme).

Land at and rear of 46 Mill Hill Road, Cowes, Isle of Wight

Site Visits: The site was visited by members of the Planning Committee on Friday, 23 April 2010.

Public Participants: Mr Dilamore (Objector)

Mr David Jones (On behalf of Cowes Town Council)

Additional Representations: None.

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

Decision: The application was refused contrary to officer recommendation.

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

For (9)

Cllrs Reg Barry, Stuart Dyer, Paul Fuller, David Knowles, John Hobart, Richard Hollis, Julie Jones-Evans, Susan Scoccia, Jerry White

Against (1)

Cllr Ivan Bulwer

RESOLVED :

THAT the application be refused.

Reasons: The proposed application was contrary to policies D1 and TR 7 of the Isle of Wight Council's Unitary Development Plan and to Planning Policy Statement 1 (Sustainable Development).

(Item 2)

Application: [TCP/29962](#)

Details: Demolition of dwelling; proposed residential development of 8 detached houses with parking; vehicular access off Colenutts Road with vehicular access for plot 5 off Grove Road (revised description).

The Grove, Grove Road, Ryde, Isle of Wight

Site Visits: The site was visited by members of the Planning Committee on Friday, 23 April 2010.

Public Participants: Mr Kirby (Objector)
Mrs Grimes (Objector)

Mr Lee (Supporter)
Mr Steve Harris (Applicant)

Additional Representations: An additional letter from the applicant commenting on the committee report was received. It was also noted that the Japanese Knotweed had been eradicated from the site.

Comment: The Local Member, Cllr Vanessa Churchman, 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: An additional reason for refusal was agreed as follows:

The detached dwelling proposed as Plot 2 would have an

adverse overbearing impact, and also result in undue overlooking of, the amenity area to the rear of the neighbouring property to the south-west (No. 60 Colenutts Road) to the detriment of the amenities of occupiers of this property. In consequence the proposal would be contrary to Policy D1 (Standards of design) of the Isle of Wight Unitary Development Plan.

In addition, it was agreed to delete the reference to Japanese Knotweed from Reason 7 in the reasons for refusal set out within the report.

As per report (Item 3)

Application: [TCP/20947/C](#)

Details: Demolition of single storey rear extension; alterations; proposed single storey rear extension to extend living accommodation to include glazed lantern light; loft conversion to provide roofspace accommodation to include dormer window on rear elevation (revised plans)(readvertised application).

14 Consort Road, Cowes, Isle of Wight

Site Visits: The site was visited by members of the Planning Committee on Friday, 23 April 2010.

Public Participants: Mrs Jackson (On behalf of Mrs Forbes – Objector)

Mr Martin Hayles (Agent)

Additional Representations: None.

Comment: The Local Member, Cllr George Brown, spoke on this item.

Decision: The application was refused contrary to officer recommendation.

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

For (9)

Cllrs Reg Barry, Ivan Bulwer, Paul Fuller, David Knowles, John Hobart, Richard Hollis, Julie Jones-Evans, Susan Scoccia, Jerry White

Abstention (1)

Cllr Stuart Dyer

RESOLVED :

THAT the application be refused.

Reasons: The proposed application was contrary to policies D1, E and H of the Isle of Wight Council's Unitary Development Plan.

(Item 4)

Application: [TCP/29812/A](#)

Details: Erection of 1st floor front extension, alterations to the roof of the main dwelling, veranda on front elevation, single storey extension to the rear and change of materials (revised scheme).

Waypoint, Swains Road, Bembridge, Isle of Wight

Site Visits: The site was visited by members of the Planning Committee on Friday, 23 April 2010.

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.

Conditions: As per report (Item 5)

(b) [End of Year Report \(Year 09/10\) on Outcome of Planning Appeals](#)

Members were advised that there had been fewer appeals in 2009/10 than the previous year. Of those determined 27.4% were allowed against the national average was 34%. It was noted that the allowed that a pattern was emerging in respect of urban areas compared with rural areas. Urban areas appeared to have a higher success rate than those in rural areas.

RESOLVED :

THAT the report be noted.

CHAIRMAN