



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 27 JULY 2010 COMMENCING AT 4.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Ivan Bulwer (Chairman), Reg Barry, Roger Dixcey, Stuart Dyer, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans, Susan Scoccia, Arthur Taylor, Jerry White
Also Present (non voting)	Cllrs George Brown, Dawn Cousins, Ian Stephens
Officers Present	Mike Gildersleeves, Roy Little, Bill Murphy, Phil Salmon, Justin Thorne, Alan White, Andrew White, Simon Wiggins, Sarah Wilkinson
Apologies	Cllr David Knowles

---

7. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [22 June 2010](#) be confirmed.

8. [Declarations of Interest](#)

Cllr Ivan Bulwer declared a personal and prejudicial interest in Minute 9 (b) (4) – The Shipyard, Ashlake Copse Road, Ryde, as the changes to Planning Policy Statement 3 (PPS3) had yet to be challenged through the appeals procedure. He was not present during the discussion or voting thereon.

Cllr Paul Fuller declared a personal interest in Minute 9 (b) (1) – Site of former car park, Denmark Road, Cowes, as he knew the chairman of the management committee of the adjacent property.

Cllr Richard Hollis declared a personal interest in Minute 9 (b) (1) – Site of former car park, Denmark Road, Cowes, as he knew one of the objectors speaking.

## 9. Report of the Head of Planning Services

### (a) Island Harbour Marina Ltd, Mill Lane, Binfield, Newport, Isle of Wight

The Deputy Head of Planning Services (Development) stated that a resolution had been taken in August 2008 to part grant and part refuse planning permission. Since that resolution, the operators Island Harbour had gone into administration and the site was owned and managed by the administrators. The administrators had indicated to officers that they were keen to complete the planning determination process and secure planning permission.

Members were advised that the owners of Island Harbour had been subject to a deadline by the Local Planning Authority seeking confirmation that the administrators were pursuing an agreement on the outstanding Section 106 issues. It was stated that the application was to be reconsidered by the Planning Committee following submission of information from the owners to agree the contents of the s106 legal agreement.

It was noted that the site was visited by members of the Planning Committee on Friday, 18 June 2010. It was further clarified that as the application was a previous major application that which been considered by the Planning Committee, the application had not been readvertised and therefore there would be no provision for public speaking. The Local Member, Cllr Dawn Cousins, spoke on this item and raised a number of points of concern on behalf of objectors.

Members were told that three further letters of representation objecting to the planning application had been received by Planning Officers. Officers stated that these representations raised a number of issues, some of which were not material considerations; members were reminded of the relevant considerations that should be taken into account when determining the application. In addition members were directed towards the officer's comments following receipt of the representations, as contained within the late representation report.

The Head of Planning Services advised members of a number of minor amendments to the conditions contained within the report and further highlighted that officers had recommended the addition of a further condition.

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.

#### RESOLVED:

- i) Refusal for the key worker accommodation.
- ii) Approval for all other elements, subject to the prior completion of a Section 106 Agreement.

Amendments:

Condition 9 – To read - Development shall not begin until details of the junction between the proposed service road and the highway have been approved in writing by the Local Planning Authority and completed in accordance with approved plans.

Condition 19 – To read - The application for approval of reserved matters submitted pursuant to this outline permission shall include a Timing/Phasing Plan of the development.

Condition 22 – To read - Notwithstanding the requirements of condition 19 prior to the commencement of any works authorised by this permission a scheme outlining acoustic mitigation shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented and adhered to during the implementation of the relevant construction phase.

Additional Condition:

Condition 33 - Development shall not begin until a management, operation and maintenance scheme for the marina, lock, holding pontoons, dry boat storage, launching vehicles and slipways, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the provision for maintaining the slipway into the River Medina, which should be available for use throughout the summer season. Development and operation of these facilities shall be carried out and managed thereafter in accordance with the approved details, unless otherwise agreed in writing with the local Planning Authority.

Reason: To ensure adequate and safe management of the boat storage, launching and marina facilities, appropriate for their intended use for tourism, and to comply with the aims of the Good Practice Guide on Planning for Tourism (May 2006).

**(b) 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.

During the debate Cllrs Arthur Taylor and Paul Fuller declared a personal interest, as they each knew one of the objectors.

**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)(revised plans)(additional information)(re-advertised application).

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

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

**Public Participants:** Mrs Barbara Eglinton (Objector)  
June Powis (Objector)

**Additional Representations:** One additional letter of objection had been received raising issues concerning run off surface water. Planning Officers confirmed Southern Water had been consulted and that they were satisfied with the application.

**Comment:** It was noted that the site was currently covered by an extant consent and that this proposal was a revision to elements of that existing permission.

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.

In line with the Council's Constitution, as the vote was tied, the Chairman exercised his right to a second vote. The chairman voted in favour of the proposal and therefore the motion was upheld.

**RESOLVED:**

THAT the application be approved.

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

---

During the debate Cllr Paul Fuller declared a personal interest, as he knew one of the objectors.

**Application:** [TCP/30084](#)

**Details:** New pressure reduction station and associated modules, buildings and pig trap installations; fencing; field gates; 5m high lighting column; on-site access road; vehicular access off Rew Street.

Land south of Hornhill Copse, and west of, Rew Street, Cowes, Isle of Wight.

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

**Public Participants:** Debra Ivory (Agent)

**Additional Representations:** None.

**Comment:** The local member requested his thanks to Southern Gas Networks be placed on record in recognition of their efforts to consult with and take into account local residents' concerns.

In compliance with the Council's Constitution the local member, Cllr Paul Fuller, 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:** Amendments:

(11) - No additional external lighting (other than that forming part of this application) shall be erected on site without the prior written consent of the Local Planning Authority. All external lighting shall be turned off, except for times when the facility is being visited by an employee of, or contracted by Southern Gas Networks (SGN).

**Reason:** In the interests of prevention of light pollution and the amenities of neighbouring properties, and to comply with policies G5 (Development outside Development Envelopes) and D1 (Standards of Design) of the Isle of Wight Unitary Development Plan.

Informative:

As part of the debate relating to the application, Members indicated a desire that the landscaping scheme include mature and semi-mature specimens in order to provide additional mitigation in respect of the visual impact over the short-term following completion of the development. It is expected that this requirement would be integrated into any soft-landscape proposal, as required by condition 9.

**Reason:** To ensure the appearance of the development is satisfactory and to comply with policy D1(Standards of Design) of the Isle of Wight Unitary Development Plan.

(Item 2)

---

Cllr Ivan Bulwer declared a personal and prejudicial interest in this item and left the room whereupon Cllr Richard Hollis (Vice Chairman) took the Chair.

**Application:** [TCP/06661/V](#)

**Details:** Demolition of commercial units; construction of three detached dwellings and block of five industrial units (class B1/B2) marina office and wc's; crane and slipway; rebuilding of pontoons around existing piles; new shingle dunes to be created and existing shore line broken down to reinstate natural foreshore; new access road; landscaping (revised scheme)

The Shipyard, Ashlake Copse Road, Ryde, Isle of Wight

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

**Public Participants:** Mr Jonathan Manser (Agent)

**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:** Amendments:  
(20) - No part of the development hereby permitted shall commence until there has been submitted to and

---

approved in writing by the Local Planning Authority.

a) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk-top study (WYG Environment A059038 27/8/09) in accordance with BS10175: 2001 – “Investigation of Potentially Contaminated Sites – Code of Practice”; details of site investigation results, and a detailed assessment of the risk to all receptors that may be affected, including those off site.

b) a remediation scheme to deal with any contaminant including an implementation timetable, monitoring proposals and a remediation verification methodology. The verification methodology shall include a sampling and analysis programme to confirm the adequacy of decontamination and an appropriately qualified person shall oversee the implementation of all remediation.

(c) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The construction of buildings shall not commence until the investigator has provided a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation, which shall include confirmation that all remediation measures have been carried out fully in accordance with the scheme. The report shall also include confirmation that all remediation measures have been carried out fully in accordance with the scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been carried out, and arrangements for contingency action, as identified in the verification plan.

**Reason:** To protect the environment, controlled waters and prevent harm to human health by ensuring that where necessary, the land is remediated to an appropriate standard in order to comply with Part

IIA of the Environmental Protection Act 1990, as well as the principles contained in PPS23 (Planning & Pollution Control).

- (21) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

**Reason:** To protect the environment, controlled waters and prevent harm to human health by ensuring that where necessary, the land is remediated to an appropriate standard in order to comply with Part IIA of the Environmental Protection Act 1990, as well as the principles contained in PPS23 (Planning & Pollution Control).

(Item 4)

---

Cllr Ivan Bulwer then re-took the Chair.

During the debate Cllr Arthur Taylor declared a personal interest, as he was a member of the British Legion, who may have use of the building. Cllr Reg Barry declared a personal interest as he also was a member of the British Legion.

**Application:** [TCP/30067](#)

**Details:** Single storey detached scout building to include undercroft storage and associated amenity areas; car park(revised plan).

Land north of Meadowbrook and Haylands Farm, Salters Road, Ryde, Isle of Wight

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

**Public Participants:** Mr Les Kirkby (Objector)  
Mr Anthony Crumplin (Objector)

**Additional Representations:** None.

**Comment:** Members noted that the application was outside of the development envelope although officers had deemed the plans acceptable as the proposal was for provision of a community facility.

The adjoining Local member, Cllr Ian Stephens, 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 5)

---

**Application:** [A/02512](#)

**Details:** 1 x internally illuminated double sided advertising panel to be positioned on side of new bus shelter

Bus stop at layby west of Fishbourne Lane junction, Kite Hill, Wootton Bridge, Ryde, Isle of Wight

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

**Public Participants:** Mr Tony Ballard (On behalf of Fishbourne Parish Council)

**Additional Representations:** Members' attention was drawn to the fact that whilst the report lead up to a recommendation to grant consent. Due to a technical error a draft reason for refusal had been erroneously inserted in the place of the expected recommendation.

**Comment:** In compliance with the Council's Constitution the local member, Cllr Ivan Bulwer, did not vote.

**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 (5)**

Cllrs Reg Barry, Richard Hollis, Julie Jones-Evans, Susan Scoccia, Jerry White

**Against (4)**

Cllrs Roger Dixcey, Stuart Dyer, John Hobart, Arthur Taylor

**RESOLVED:**

THAT the application be refused.

**Reasons:** The proposed advertisement, because of its siting against a backdrop of mature trees size, design, appearance and means of illumination, would be an intrusive display out of character with and having an adverse impact on the amenities of the area the area. The proposed advertisement would also be contrary to the advice contained within Planning Policy Guidance 19 (Outdoor Advertisement Control) as well as Policies D1 (Standards of Design) and D14 (Light Spillage) of the Isle of Wight Unitary Development Plan.

(Item 6)

---

**Application:** [A/02533](#)  
**Details:** 1 x internally illuminated double sided advertising panel to be positioned on side of new bus shelter.

Layby north of junction with Lonsdale Avenue, Parkhurst Road, Newport, Isle of Wight.

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

**Public Participants:** None.

**Additional Representations:** None.

**Comment:** In compliance with the Council's Constitution the local member, Cllr Richard Hollis, 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 7)

---

**Application:** TCP/25153/C  
**Details:** Retention of vehicular access and hardstanding.

21 Oaks Close, East Cowes, Isle of Wight.

**The application was withdrawn from the agenda prior to the meeting.**

**Conditions:** (Item 8)

---

**Application:** TCP/28046/B  
**Details:** Demolition of barns/outbuildings; alterations and extensions to farmhouse to provide additional living accommodation, courtyard and terrace; conversion and extension of

redundant stone farm buildings to create four units of residential accommodation; construction of pair of semi-detached dwellings; diversion of existing public footpath; proposed pond/wildlife area; alterations/improvements to vehicular access; proposed access road; parking and landscaping (revised plans)(corrected description)(further readvertised application).

Puckwell Farm, High Street, Niton, Ventnor, Isle of Wight

**The application was withdrawn from the agenda prior to the meeting.**

(Item 3)

---

10. **Members Questions**

Cllr Julie Jones-Evans expressed concern as to the reasoning behind scheduling a Cabinet meeting on the same evening as the Planning Committee, as she believed this had hindered members' ability to attend either meeting. A response was provided.

CHAIRMAN