



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 27 SEPTEMBER 2011</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Richard Hollis (Chairman), Reg Barry, Vanessa Churchman, Paul Fuller, John Hobart, Julie Jones-Evans, Susan Scoccia, Arthur Taylor, Jerry White
Also present (non voting)	Cllr George Brown
Officers Present	Russell Chick, Mike Gildersleeves, Phil Salmon, Justin Thorne, Alan White, Andrew White, Simon Wiggins, Sarah Wilkinson, Stephen Wiltshire

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Prior to the start of the meeting the Chairman called for a minute's silence in remembrance of the passing of Councillor Stuart Dyer.

8. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [2 August 2011](#) be confirmed.

9. **Declarations of Interest**

There were no declarations received at this stage.

10. **Report of the Head of Planning and Regulatory Services**

**Planning Applications and Related Matters**

Consideration was given to items 1 – 2 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/06327/K](#)

**Details:** Construction of two/three storey building to form 14 apartments with associated swimming pool, gym and changing rooms at basement level; parking, bin and cycle storage and associated landscaping (revised scheme).

Site of former Grange Hall Hotel, 2 Grange Road, Sandown, Isle of Wight

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 23 September 2011.

**Public Participants:** Mark Dickson (Agent)

**Comment:** At the site visit members observed that there had been a recent cliff fall alongside the footpath to the rear of the site. This matter had been discussed with the Council's Coastal Team and Building Control Manager who had raised no objection to the principle of the development but had requested that a slope stability report be submitted prior to determination. Officers were of the view that Members could consider the merits of the scheme and should the application be approved the decision notice would be withheld pending the submission of the stability report and completion of a Section 106 Agreement.

There was some discussion regarding parking provision with members being advised that allocation was in line with policy and the proposal was within a sustainable location. Members also sought clarification on the use of Section 106 monies to mitigate the loss of use of the land for tourism.

**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 the submission of an acceptable stability report and the signing of a Section 106 Agreement.

**Conditions:** Additional Conditions:

10 - That the boundary wall shall be refurbished using matching materials to those of the original wall.

Reason: In the interests of the character of the area and to

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comply with Policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan

- 11 - That the flat roof areas of the building shall not be used as balconies or roof terraces, other than those outlined within the approved plans.

Reason: To protect the amenities of neighbouring properties in accordance with Policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan.

(Item 1)

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<b>Application:</b>	<a href="#">TCP/21841/J</a>
<b>Details:</b>	Beach management plan.
	Section of beach adjacent, Bembridge Coast Hotel, Fishermans Walk, Bembridge, Isle of Wight
<b>Site Visits:</b>	The site was visited by members of the Planning Committee on Friday, 23 September 2011.
<b>Public Participants:</b>	None.
<b>Comment:</b>	<p>There was some discussion in regard to the possible damage vehicle movements supplying the scheme may cause to the highway network.</p> <p>Members noted the application proposed a five year plan and that once expired a further application would need to be submitted.</p>
<b>Decision:</b>	<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>        <b>THAT</b> the application be approved.</p>
<b>Conditions:</b>	<p>Additional Condition:</p> <p>7 - No development shall take place until a condition survey of Paddock Drive between the site (the beach) and its junction with Howgate Road has been carried out under parameters which have been agreed in writing with the Local Planning Authority, and the survey details have been submitted to the Local Planning Authority. A further condition survey shall be undertaken following the completion of the Beach Management Plan hereby approved and the results submitted to the Local Planning Authority. Any damage to the road which is attributable to construction traffic in connection with the approved</p>

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development shall be rectified by the developer in accordance with a scheme which has been agreed in writing with the Local Planning Authority.

Reason: To ensure that an adequate standard of access to the properties is maintained, in accordance with Policy TR7 of the Isle of Wight Unitary Development Plan

(Item 2)

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CHAIRMAN