

# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 28 OCTOBER 2008 COMMENCING AT 4.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Ivan Bulwer (Chairman), Henry Adams, Wendy Arnold, William Burt, George Cameron, Mike Cunningham, John Hobart, Gill Kennett, Lady Pigot, Susan Scoccia, Ian Stephens (3 Vacancies)
Officers Present	Steve Cornwell, Keith Jolliffe, Mark Howell, Julie Martin, Andrew Pegram, Wendy Perera, Phil Salmon, Justin Thorne, Andrew White, Simon Wiggins
Apologies	Charles Chapman

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Prior to the start of the meeting the Chairman called for a minute's silence in remembrance of Councillor Brian Mosdell.

29. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [23 September 2008](#) be confirmed.

30. [Declarations of Interest](#)

Cllr John Hobart declared a personal interest in Minute 32 (a) (1) - Gurnard Pines Holiday Village, Cockleton Lane, Cowes – as he was the local member.

Cllr Lady Pigot declared a personal and prejudicial interest in Minute 32 (a) (4) - Bembridge Lifeboat Station, Lane End Road, Bembridge – as she was the Chairman of the Isle of Wight Lifeboat Board. She was not present during the discussion and voting thereon.

Cllr Lady Pigot declared a personal interest in Minute 32 (a) (5) - 62 Steyne Road, Bembridge – as she was the local member.

Cllr Ian Stephens declared a personal interest in Minute 32 (a) (6) - Land adjacent Cranford House, Binstead Road, Ryde – as he was the local member.

31. **Public Question Time**

Mr Ray Middleton, 4 Gurnard Pines Holiday Village, Cockleton Lane, Cowes asked a question regarding the cut off date for planning applications.

A written response would be provided.

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

**Planning Applications and Related Matters**

Consideration was given to items 1 - 6 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:** [LDC/27732/M](#)

**Details:** Certificate of lawfulness for continued use of chalets numbered: 4, 20, 24, 44, 86, 111, 112, 114, 140, 164, 203, 206, 208, 213, 223, 225, 238, 239, 240, 244 and 246 as permanent residences 52 weeks of the year (corrected/additional units) (readvertised application).

Gurnard Pines Holiday Village, Cockleton Lane, Cowes, Isle of Wight.

**Site Visits:** None.

**Public** Ms Sasha Gosine (Objector)

**Participants:** Mr Brian Salter (On behalf of Gurnard Parish Council)

Mrs Maureen Bevan (Applicant)

<b>Additional Representations:</b>	None
<b>Comment:</b>	In compliance with the Council's Constitution the local member, Cllr John Hobart, did not vote.
<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>On the basis of the evidence submitted, Members decided to issue a split decision as follows :</p> <ul style="list-style-type: none"> <li>(i) THAT the application for a Certificate of Lawfulness in respect of chalets 4, 20, 38, 44, 86, 111, 112, 114, 164, 223, 225, 238, 239, 240, 244 and 246 be rejected.</li> <li>(ii) THAT a Certificate of Lawfulness for the permanent residential use of chalets 24, 140, 203, 206, 208 and 213 be issued.</li> <li>(iii) That Members consider a further report before the commencement of any enforcement action in respect of those chalets subject of the application and any others found to be occupied on the site that were in breach of the relevant conditions. The report would fully consider the Human Rights implications arising from any formal action.</li> </ul>
<b>Conditions:</b>	As per report (Item 1)
<b>Application:</b>	<a href="#">TCP/06861/U</a>
<b>Details:</b>	<p>Change of use from car body repairs to motorcycle sales and maintenance.</p> <p>70 Wilton Park Road, Shanklin, Isle of Wight.</p>
<b>Site Visits:</b>	The site was visited by members of the Planning Committee on Friday, 24 October 2008.
<b>Public Participants:</b>	Mr J Simpkins (Applicant)
<b>Additional Representations:</b>	An Enforcement Notice had previously been served dated 13 March 2007 which required the cessation of the use of the land for the sale and maintenance of motorcycles, taking effect on 24 April 2007. The time for compliance was four months and no appeal was lodged against the Notice.

The original application submitted to regularise the unauthorised commencement of use at the site was submitted in January 2007 but was subsequently withdrawn in March 2007, the Enforcement Notice was served at the time of the withdrawal. However, the current application before Members was submitted in June 2007 and due to the fact that the application had not yet been determined, prosecution for non-compliance with the Enforcement Notice had not been taken, pending the determination of the current application.

**Comment:** During the debate Cllr David Williams declared a personal interest as he lived 100 metres from the site.

The Local Member, Cllr David Pugh, spoke on this item.

The adjoining member, Cllr David Williams, 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:

- (i) That a temporary consent be granted for a period of 12 months
- (ii) Environmental Health be asked to monitor the noise and operating hours.

**Conditions:** As per report (Item 2)

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**Application:** [TCP/21724/G](#)

**Details:** Demolition of office and store; construction of detached house and pair of semi-detached houses with parking and alterations to vehicular access (revised scheme) (readvertised application).

11-13 Clatterford Road, Newport, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 24 October 2008.

**Public Participants:** Mr J Allen (Objector)  
Mr Chris Hougham (On behalf of Newport Parish Council)

**Additional Representations:** None.

**Comment:** The adjoining member, Cllr David Whittaker, spoke on this item on behalf of the local member.

**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 (8)**

Cllrs Henry Adams, Wendy Arnold, Bill Burt, George Cameron, Mike Cunningham, Gill Kennett, Susan Scoccia, Ian Stephens

**Against (3)**

Cllrs Ivan Bulwer, John Hobart, Lady Pigot

THAT the application be refused.

**Reasons:** The application was refused for the following reasons:

Over development creating overlooking to nos. 5 and 9.  
Not in keeping or compatible with the street scene.  
Change in levels.

(Item 3)

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(Councillor Lady Pigot declared a personal and prejudicial interest in this item and left the room).

**Application:** [TCP/19359/G](#)

**Details:** Construction of all weather lifeboat house and slipway; new access walkway and landward abutment (revised plans/additional information/revised information) (readvertised application)

Bembridge Lifeboat Station, Lane End Road, Bembridge, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 24 October 2008.

**Public  
Participants:**

Mrs Jackie Martin (Objector)

Mr Mike Samuelson (Supporter)

Mr Richard Weeks (Applicant)

**Additional  
Representations:**

The Conservation and Design Team made the following comment in respect of the English Heritage consultation for the proposed listing of the building:

*“With regard to the formal listing request as outlined in Paragraph 6.26 of the Committee Report, the Conservation and Design Team has provided no formal comments to English Heritage in respect of the consultation on the proposed listing of the building, as the proposal relates to the archaeological and industrial relevance of the building rather than architectural merit.”*

The following response was received on 27 October 2008 from English Heritage regarding the processing of the proposal to list the building:

*“We (English Heritage) have completed our advice and the case should go over to DCMS (Department for Culture, Media and Sport) for their consideration today. I would hope to get a quick response in time for the Planning Committee but obviously cannot speak for DCMS. I will notify you of the decision as soon as I hear.”*

It had now been confirmed by DCMS that it had decided not to list the Bembridge Offshore Lifeboat Station. The following paragraph was extracted from the assessment produced by English Heritage:

*“As might be expected given its active use in difficult coastal conditions, Bembridge Offshore Lifeboat Station has not survived intact since 1922. The lifeboat slipway was entirely rebuilt in 1996, the exterior cladding to the lifeboat house replaced in the 1990s and the lifeboat house itself appears to have been extended at some date since 1922. There have been changes to the pedestrian causeway also, with additional concrete bases added for extra strength, the exterior of the vertical supports strengthened and the ramp at the shore end added, probably all in the 1980s.*

*There are certainly some claims to interest here. Apart from a 1902 example, no inter-war or later lifeboat stations in England are currently statutory*

*listed and this 1922 offshore lifeboat station is considered one of the few remaining lifeboat stations of that time still in use for its original purpose. Its raised walkway was an ingenious solution to problems of launching a lifeboat over difficult terrain and it therefore has strong local interest. However, the rarity of building type needs to be balanced against the degree of alterations, the use of reinforced concrete not considered pioneering for this date as they survival of similar reinforced concrete structures elsewhere.”*

Accordingly, the Bembridge Offshore Lifeboat Station had not been listed for the following principal reasons:

- The structure had been altered by the replacement of the slipway in 1996, the re-cladding of the exterior of the lifeboat house in the 1990s and its extension by one bay since 1922, additional concrete bases and ramp added and additions to the upright members of the causeway in the 1980s;
- Reinforced concrete was employed for the base of the lifeboat house, slipway and pedestrian causeway but 1922 is not considered a pioneering date for Hennebique concrete construction.
- While it is of strong local interest for its innovative response to a difficult coastal site, and for its role in protecting lives of the Isle of Wight, the Offshore Lifeboat Station is not sufficiently intact or constructionally special to recommend for listing.

Bembridge Parish Council confirmed it did not wish to comment on the application.

**Comment:**

There was some discussion relating to lighting the new access walkway, members believed if lighting was to be considered it would be for operational purposes only.

**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 conditional permission be granted.

**Conditions:** Additional conditions as follows :

Lighting of the new access walkway, for operational purposes only.

Materials and size of the new access gate to be agreed.

Discussion relating to the historical/archaeological interest.

As per report (Item 4)

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**Application:** [TCP/13355/D](#)

**Details:** Demolition of flat roof extension; proposed pair of semi-detached houses; vehicular access and access road (revised plans) (readvertised application).

62 Steyne Road, Bembridge, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 24 October 2008.

**Public Participants:** Mr Glen Hepburn (On behalf of the agent)

**Additional Representations:** A revised plan of the existing arrangement, showing the location of the building known as No. 64 Steyne Road in relation to the development site, had been submitted.

Additionally, the Council had received an e-mail from the applicant outlining that the existing building was of single skin, and was a timber framed structure which was considered to be unmortgageable and was due to be demolished in approximately six weeks (December/January). The applicant had also stated that an application had been made to the Building Control Department to carry out demolition.

In that respect, Building Control had received an application for demolition of the building, although that was yet to be processed as the incorrect forms had been submitted.

**Comment:** In compliance with the Council's Constitution the local member, Cllr Lady Pigot, 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 conditional permission be granted, subject to the completion of a Planning Obligation. The Planning Obligation will secure contributions on a pro-rata basis for social infrastructure for the dwellings hereby approved.

**Conditions:** Additional condition as follows :

Prior to the commencement of the development hereby permitted, the single storey building known as No. 64 (indicated on plan as “chalet to be demolished”) shall be demolished and all resultant debris removed from the site as outlined red and blue on the plan attached to and forming part of this decision notice.

**Reason:** To ensure a satisfactory relationship between the development scheme and the land to the north, and to comply with Policies G4 (General Locational Criteria of Development) and D1 (Standards of Design) of the Isle of Wight Unitary Development Plan.

As per report (Item 5)

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<b>Application:</b>	<a href="#">TCP/28303/A</a>
<b>Details:</b>	Detached house with parking/turning area.  Land adjacent Cranford House, Binstead Road, Ryde, Isle of Wight.
<b>Site Visits:</b>	The site was visited by members of the Planning Committee on Friday, 24 October 2008.
<b>Public Participants:</b>	Mr Baker (Objector) Mr Henning (Objector)  Mr Andrew White (Agent)
<b>Additional Representations:</b>	The Council’s Tree Officer confirmed that there should be no direct impact to trees of high amenity value. There was the potential for indirect damage during construction, meaning that the Tree Officer had suggested the conditions relating to the submission of an Arboreal Method Statement and details relating to protective fencing.

Ryde Town Council had no objection to the proposed development.

Southern Water confirmed no objection to the discharge of foul flow from the proposed development to the public system, but suggested that a condition was imposed on any planning permission requesting details of how surface water would be disposed of.

**Comment:** In compliance with the Council's Constitution the local member, Cllr Ian Stephens, 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 conditional permission be granted.

**Conditions:** Condition 9 should be amended to read as follows:

Construction of the development hereby approved shall not commence until details of the proposed means of surface water disposal have been submitted to and agreed in writing by the Local Planning Authority. Development shall only proceed in accordance with the agreed details.

**Reason:** To ensure an adequate system of surface water disposal for the development and to comply with advice contained in PPS25 (Development and Flood Risk).

As per report (Item 6)

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(b) To consider any items deferred from the last meeting of the Committee

**Application:** [TCP/25153/B](#)

**Details:** Retention of vehicular access and hardstanding.

21 Oaks Close, East Cowes, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 24 October 2008

**Public Participants:** None

**Additional Representations:** The neighbouring objector disputed Officer claim that the applicant had addressed the concerns raised by the appeal inspector. Objector stated that the original plan was not relevant to the actual work completed; architect's plan showed parking space for two vehicles in front of the window and did not involve the footpath and level flower border between the two properties.

Taking account of the extra driveway previously required for the division of the property which was dismissed by the Inspector, the proposed level of parking was unnecessary.

As there were only two garage-linked detached properties in the Close, the objector failed to see how Officers could call this a "*paired driveway*" following the pattern of the Close.

Further concern regarding the handling of the case and that vital information was withheld from Councillors; concern about the retrospective nature of the application given that the applicant had received advice and that there has been little, if any, consideration regarding the impact on the adjacent property.

**Comment:** The Local Member, Cllr Margaret Webster, 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 (7)**

Cllrs Henry Adams, Wendy Arnold, Bill Burt, George Cameron, John Hobart, Gill Kennett, Susan Scoccia

**Against (4)**

Cllrs Ivan Bulwer, Mike Cunningham, Lady Pigot, Ian Stephens

THAT the application be refused.

**Reasons:** Members considered the previous appeal decision was based on the proposal to sub divide the property, but as the property was a single unit it was believed that there had been a material change.

As per report (Paper C)

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33. **Members' Question Time**

Cllr Wendy Arnold asked if Enforcement Officers could look at all holiday accommodation throughout the Island. She was advised that a report would be brought back to a future meeting of the committee.

CHAIRMAN