



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 28 APRIL 2009 COMMENCING AT 4.00PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Ivan Bulwer (Chairman), Wendy Arnold, William Burt, George Cameron, Mike Cunningham, Roger Dixcey, John Hobart, Gill Kennett, Muriel Miller, Lady Pigot, Susan Scoccia, (2 Vacancies)
Also Present (non voting)	Cllrs George Brown, David Knowles, Arthur Taylor, Alan Wells
Officers Present	Steve Cornwell, Keith Jolliffe, Justin Thorne, Bill Murphy, Phil Salmon, Andrew White, Simon Wiggins, Sarah Wilkinson.
Apologies	Cllr Henry Adams

52. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [24 March 2009](#) and [1 April 2009](#) be confirmed.

53. [Declarations of Interest](#)

Cllr Lady Pigot declared a personal interest in Minute 54 (a) (4) – 4 Queens Road, Cowes – as she knew many of the objectors and was lady associate member of the Royal Yacht Squadron.

54. **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/18200/Z](#)

Details: Demolition of building; construction of block of 3 units of holiday accommodation with parking, (revised scheme).

Sunnycrest Nurseries, Wackland Lane, Newchurch, Sandown, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 24 April 2009.

Public Mr Nigh and Mr Phillip Lee (Objectors)

Participants:

Cllr Colin Richards (On behalf of Newchurch Parish Council)

Mr Simon Craddock (Agent)

Additional Representations: The agent had confirmed that foul sewage would be disposed of into the main sewer. With this in mind, Southern Water had no objections and there had been no reported capacity issues in the vicinity.

In the interests of clarity, Officers wished to reinforce the point made at paragraph 5.5.1 by quoting the Highway Engineer:

“Having considered the additional traffic generation and financial information submitted by the applicant and revisited the site. I previously raised an objection [earlier application] on the basis of a proposed increase in the use of an access sub-standard in terms of visibility. However, it could be argued that the submitted information points to a reduction in the overall use of Wacklands Lane and as such, capacity has been created for a slight increase in the use of any of the accesses served off the lane. Additionally, Manual for Streets would apply in this locality and due to the low speeds likely along Wacklands Lane, the visibility splays are only very slightly deficient. As such, after much consideration, I withdraw my [earlier] recommendation for refusal”.

Comment: It was noted that the recommendation contained within the published report was incorrect and should read “Conditional Permission”.

There was some discussion relating to the impact of lighting in regard to neighbouring properties. Members were keen to add a condition seeking agreement on lighting treatment.

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 conditional permission be granted

Conditions: Condition to be added:

- (i) Agreement of a lighting treatment scheme prior to commencement.

Reason:

To minimise any future light pollution in the interests of the amenities of the surrounding area.

As per report (Item 1)

Application: [TCP/16050/W](#)

Details: Detached house with integral double garage and parking.

Land adjacent, 27 Salisbury Road, Ryde, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 24 April 2009.

Public Participants: Mr Glen Hepburn (Agent)

Comment: The local member, Cllr David Knowles 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: As per report (Item 3)

Application: [TCP/05282/H](#)

Details: Demolition of dwelling; construction of 4/5 storey building to form 12 flats to include basement parking; landscaping; detached house; vehicular access, (revised scheme).

4 Queens Road, Cowes, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 24 April 2009.

Public Participants: Mr Richard Hollis (Objector)

Additional Representations: Two additional third party letters of objection had been received which raised the following concerns:

- Out of scale and keeping with the surrounding area.
- The increase in footprint was unacceptable
- The increased projection of the lift shaft would be unsightly.

Comment: The local member, Cllr Alan Wells 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 conditional permission be granted.

Conditions: As per report (Item 4)

Application: [TCP/11352/F](#)

Details: Alterations; single storey extensions to provide additional living accommodation; extension to roof to provide bedroom & bathroom within roofspace; vehicular access.

11 Westfield Park, Ryde, Isle of Wight

Site Visits: The site was visited by members of the Planning Committee on Friday, 24 April 2009.

Public Participants: Mrs Lynn Trap and Mr John Grindley (Objectors)
Mr John Gosling (Agent)

Comment: The local member, Cllr Arthur Taylor spoke on this item.

Decision: The application was refused contrary to officer recommendation as members believed that proposed extensions would have an unacceptable impact on neighbouring properties and were out of keeping with the surrounding area.

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

For (11)

Cllrs Wendy Arnold, Ivan Bulwer, William Burt, George Cameron, Mike Cunningham, Roger Dixcey, John Hobart, Gill Kennett, Muriel Miller, Lady Pigot, Susan Scoccia

Reasons: The proposed rear extension off the west elevation, by reason

of its overall scale, in relation to its close proximity to the south and west boundaries, would be an overbearing form of development. This would result in a loss of outlook that would be detrimental to the amenities of neighbouring property occupiers, particularly those at Nos 10 and 15 Westfield Park. In addition to the impact upon neighbouring property occupiers the cumulative impact of the rear extension and the roof alterations would result in an overdevelopment of the site which would be out of context with the immediate surrounding area.

Item (5)

Application:	TCP/26022/A
Details:	Construction of pair of semi-detached dwellings with car port; vehicular access & entrance gates off Queens Road.
	Land adjacent, Middleton House, Queens Road, Freshwater, Isle of Wight.
Site Visits:	The site was visited by members of the Planning Committee on Friday, 24 April 2009.
Additional Representations:	<p>The Highway Officer had been requested to re-visit the application site to consider the dimensions of the visibility splays required. The Officer commented that provided the excessive vegetation was removed from the banks to either side of the access and it was replaced with closely cropped grass visibility would be satisfactory.</p> <p>Members had raised a query in regard to access to the site for emergency vehicles, specifically a fire appliance.</p>
Comment:	Members noted that as the applicant was a relative of a member of staff within the Planning Service, in line with the Council's Constitution the application had been brought before the Planning Committee for determination.
Decision:	<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>That the conditional permission be granted.</p>
Conditions:	<p>A revised Condition 8 to read:</p> <p>The development hereby approved shall not be commenced until visibility splays of 2m x 40m in a northerly direction and 2m x 55m in a southerly direction have been provided. Nothing that may cause an obstruction to visibility shall at any time be placed, allowed to grow or be permitted to remain within those visibility splays.</p>
	<p>Reason:</p> <p>In the interests of highway safety and to comply with Policy TR7 (Highway Considerations) of the Isle of Wight Unitary</p>

Development Plan.

Condition to be added:

- (i) Before any development commences on site, a full specification design of a sprinkler system to be fitted to both of the properties to comply with British Standard 9251.2005, Sprinkler Systems for Residential and Domestic Properties – Code of Practice, including details on its capacity, commissioning and future maintenance shall be submitted to and approved by the Local Planning Authority. The approved scheme shall then be installed before the property which it is intended to serve is first occupied and shall be retained hereafter.

Reason:

To ensure adequate safety for fire regulations and to comply with Policies D1 (Standards of Design) and TR7 (Highway Considerations for New Development) of the Isle of Wight Unitary Development Plan.

As per report (Item 2)

- (b) [TCP/28687](#) – Construction of hanger to include overnight stay accommodation; alterations to vehicular access – Land off, Embassy Way, Sandown, Isle of Wight

Members were told that when the report had originally been prepared it was anticipated that the decision would be on the basis of non-determination due to the applicants' refusal to sign a Section 106 Agreement and his statement indicating that he was not prepared to enter into a legal agreement.

The Planning Inspectorate had subsequently advised that the submission against non determination had not been received within the time limit. Therefore, the application was to be considered in the customary way.

Members noted that officers still felt that a legal agreement was required to ensure the securing of the pilot accommodation and the removal of the hanger should the airport become non-operational and close.

Members of the Committee stated that they had no doubt that if the application did not include a Section 106 Agreement then the application would be refused.

RESOLVED :

THAT the application be refused.

(c) **Schedule of Planning Appeals as at 31 March 2009**

Members considered the report of the schedule of planning appeals as at 31 March 2009.

The Committee was advised that the report included all of the appeals that had been held over the last financial year of which 76% had been dismissed. Members noted that of the appeals for decisions contrary to officer recommendation 44% had been dismissed by the Inspectorate.

The Committee was advised that in the last quarter of the year 92.5% of the appeals had been dismissed and that this was based on improved policy based decisions.

Members passed on their congratulations to Planning Officers.

RESOLVED :

THAT the report be noted.

(d) **Guidance note on Planning Revisions and Amendments**

The Committee was advised that the purpose of the report was to update the guidance in relation to revised plans and consideration of proposed amendments to existing planning permissions. The report set out the procedure that officers would be required to adhere to when considering accepting or rejecting amendments and had been brought up to date being more procedure based.

The Head of Planning informed the Committee that the report would tighten up on the number of occasions when proposals would be treated as minor amendments. It was noted there was no national formal process for dealing with amendments however; the government would be introducing a formal process under Section 190 of the Planning Act 2008. The guidance note would be revised once the new regulations came into force.

RESOLVED:

THAT the report be agreed

CHAIRMAN