



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>THURSDAY, 28 JUNE 2007 COMMENCING AT 6.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Ivan Bulwer (Chairman), Henry Adams, George Cameron, John Hobart, Gill Kennett, Muriel Miller, Brian Mosdell, Arthur Taylor, David Whittaker, David Williams
Officers Present	Julie Martin, Bill Murphy, Andrew Pegram, Phil Salmon, Sarah Wilkinson
Apologies	Charles Chapman, Mike Cunningham, Lady Pigot, Susan Scoccia

1. **Declarations of Interest**

There were no declarations received at this stage.

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

Consideration was given to 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:** [P/00519/07 - TCP/18291/E](#)

**Details:** Land bounded by Kingston Farm Lane/Cadets Walk/Kingslea Park/Beatrice Avenue, East Cowes power station/agricultural land/south of East Cowes Vics football ground inc land off Whippingham Road, East Cowes, Isle of Wight

Proposed 9.9 hectares of residential development; vehicular access (aorm)

**Site Visits:**

The site was visited by members of the Planning Committee on Monday, 10 July 2006.

**Public Participants:**

Mr Paul Airey (Agent)

**Additional Representations:**

King Sturge, agents acting for SEEDA and English Partnerships who were promoting the regeneration of the centre of East Cowes had made the following comments:

- They confirm they were content with the phasing condition as outlined in the report.
- With regard to the monitoring of house sales, they would ideally like to see a more sensitive trigger for assessment. For example, rather than examining the house sale situation where fewer than 50 dwellings per year in the East Cowes site are not made, King Sturge suggest a threshold of 12<sup>th</sup> dwellings sold per quarter. If this is not acceptable King Sturge considers the monitoring proposal will need to include a criterion relating to values of houses sold. King Sturge is also proposing succinct timescales, running independent assessment and the agreement of any revised phasing plan.
- If, at a future date, phasing is considered by Planning Committee King Sturge request that both Barratt and SEEDA and English Partnership have the right to make representation to Members.
- King Sturge is requesting the monitoring proposals are secured by legal agreement rather than by exchange of letter between all three parties. They propose Section 106 Agreement.

Councillor Susan Scoccia had sent her apologies but had asked that the issue of securing employment development hand in hand with housing be raised as an issue as part of the debate with regard to this application. Councillor Scoccia was keen to see employment land come forward as early as possible.

The development was within parking guidelines zone 3 appendix G7 UDP 0-75% with a total of 901 spaces being provided slightly below the 75% maximum being 921.

The layout used a mix of carriageway surface materials to raise the conspicuousness of areas of possible conflict. The inter visibilities across the right angle bend had been plotted to ensure forward visibility and stopping sight distance was achieved.

The highways design engineers had used auto track to produce swept path analysis for refuse and fire appliances in the parking courtyards of dwellings not directly adjacent to the carriageway.

The swept paths are detailed on drawings ESO407/TR1.TR2 &TR3 "Fire Tender Auto Tracks"

As part of the overall development there would be an extensive network of footpaths and cycle ways. All footways, greenways and combined footway cycleways would be constructed to Isle of Wight Council Standard Details with associated signing and tactile paving provision in accordance with current DfT and national standards.

All highways drainage shall be to Isle of Wight Council Standard Details with all material specifications submitted for approval before use.

**Comment:**

The Local Member, Cllr Charlie Hancock, spoke on this item.

An adjoining member, Cllr Margaret Webster, spoke on this item.

The Committee was disappointed that there had been no response from Crime and Disorder although it was understood there was a current protocol for dealing with planning matters.

**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:

1. THAT the revised phasing plan be submitted to meet condition 5 of the

outline permission for the Kingston development site be accepted.

2. THAT the conditional permission (subject to the prior completion of a legal agreement to secure monitoring criterion for housing) be granted for the reserved matters application outlining the details of the Kingston housing elements and access roads.

In the event that the unilateral undertaking was deemed inappropriate by officers, they be given delegated responsibility to negotiate a s106 agreement to secure agreed housing monitoring criterion.

**Conditions:** As per report (Paper A)

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3. **To Consider Items Deferred from the Last Meeting of the Committee**

(a) [Planning Enforcement Quarterly Report](#)

Members were advised that the number of complaints received in the first quarter had increased. Due to the absence of a monitoring and commencements officer from October to April 2007 there was no record of complaints, although an appointment had now been made. The number of enforcement notices served had dropped from previous months. There was still a commitment to review enforcement procedures and policies which would look in more detail in terms of prioritising work.

The Committee indicated that an update on enforcement should be brought to the committee on a regular basis.

**RESOLVED :**

THAT the report be noted.

(b) [Section 106 Agreements Update](#)

There had been an increase in the amount of contributions that were now being received since the appointment of the new Section 106 Officer, who continued monitoring of finance, where it went and how it was spent. The protocol now needed to be reviewed and updated.

Members questioned where money that was pulled in through a S106 Agreement should be spent in the locality. They also asked if money had to be paid back if it had not been spent. Where a

development may have an impact, the money should mitigate that identified impact. It was clear in law that it should be spent in accordance with the resolution and could only be paid back if a clause had been negotiated to say it would be given back.

RESOLVED :

THAT the report be noted.

CHAIRMAN