



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 28 JUNE 2011</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Richard Hollis (Chairman), Reg Barry, Stuart Dyer, Paul Fuller, John Hobart, Julie Jones-Evans, David Knowles, Susan Scoccia, Arthur Taylor, Jerry White
Officers Present	Lee Byrne, Russell Chick, Mike Gildersleeves, Bill Murphy, Jo Murray-Smith, Jean Penney, Phil Salmon, Justin Thorne, Stuart Van-Cuylenburg, Andrew White, Simon Wiggins

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5. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [24 May 2011](#) be confirmed.

6. [Declarations of Interest](#)

Councillor Arthur Taylor declared a personal interest in Minute 8 (4) – 43 Solent View Road, Seaview, as he knew the neighbour, who was an objector.

Councillor John Hobart declared a personal and prejudicial interest in Minute 8 (6) – Land at Lake Farm, Gatcombe, Newport, as his wife was an acquaintance of the applicant's wife. He was not present during the discussion or voting thereon.

Councillor Reg Barry declared a personal interest in Minute 8 (4) – 43 Solent view Road, Seaview, as he knew both the objector and the applicant.

Councillor Richard Hollis declared a personal and prejudicial interest in Minute 8 (1) – Land rear of 16/16b Castle road, fronting Church Road, Cowes, as the application was next to residence. He was not present during the discussion or voting thereon.

Although not present at the start of the meeting, Councillor Julie Jones-Evans had notified the clerk of the following interests:

Councillor Julie Jones-Evans declared a personal and prejudicial interest in Minute 8 (1) - Land rear of 16/16b Castle road, fronting Church Road, Cowes, as she had previously been involved with the application. She was not present during the discussion or voting thereon.

Councillor Julie Jones-Evans declared a personal interest in Minute 8 (2) – 4 West Street, Ryde, as she knew the applicant.

Councillor Julie Jones-Evans declared a personal and prejudicial interest in Minute 8 (3) – Land between, 33 and 37 Sun Hill, Cowes, as she was a close friend of a local resident. She was not present during the discussion or voting thereon.

7. **Public Question Time**

A written question from Mr Mike Powell of Vayres Farm, Newport was put to the Chairman regarding performance management and compliance on enforcement cases.

The Head of Planning and Regulatory Services provided a response.

Mr Powell asked a supplemental question asking how the Enforcement Team's priorities were not affected in favour of more recent cases.

The Head of Planning and Regulatory Services stated the performance standards outlined within the Planning Enforcement Policy related to the acknowledgement of complaints, the first site inspection carried out by the appointed Case Officer, advising the complainant of preliminary findings and the owner/operator of the breach and instructing the Council's Legal Services Team where formal action was necessary.

The targets for acknowledgement, site inspection and notification were not possible on older cases predating the current policy, although officers engaged in weekly meetings to ensure that any outstanding cases were re-assessed on a regular basis

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

**Planning Applications and Related Matters**

Consideration was given to items 1 – 6 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.

Cllrs Richard Hollis and Julie Jones-Evans declared a personal and prejudicial interest and left the room for this item.

Cllr Arthur Taylor was proposed to take the chair for this item, which was duly seconded. No further nominations were received and following a vote, Cllr Taylor took the chair.

During the debate Cllr Roger Mazillius declared a personal interest, as he knew the owner of the adjacent coach house.

<b>Application:</b>	<a href="#">TCP/07352/R</a>
<b>Details:</b>	Detached double garage with storage area in roofspace (further readvertised application).  Land rear of 16/16b Castle Road, fronting, Church Road, Cowes, Isle of Wight.
<b>Site Visits:</b>	The site was visited by members of the Planning Committee on Friday, 24 June 2011.
<b>Public Participants:</b>	Carl Dyer (Applicants Representative) David Booth (Objectors Representative)
<b>Additional Representations:</b>	Additional representations had been received from an objector, reiterating a number of points within section 5 of the published report.  Officers had addressed these comments within the additional representations circulated prior to the meeting and which form part of these minutes.
<b>Comment:</b>	Cllr Roger Mazillius read a statement on behalf of the local member Cllr George Brown as he was unable to be present.  Members questioned the definition of a sail loft and the function of the proposed garage. Officers confirmed that any use other than as permitted would require permission, reiterating this was covered under condition 3.  There was a discussion regarding materials, distances from surrounding properties and land ownership.
<b>Decision:</b>	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:  <b>THAT the application be approved</b>
<b>Conditions:</b>	As per report (Item 1)

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Cllr Richard Hollis retook the chair.

Prior to consideration of the next item Cllr Susan Scoccia declared a personal interest, as she was the Chairman of the Licensing Committee that had considered the licence for the property.

<b>Application:</b>	<a href="#">TCP/19324/D</a>
<b>Details:</b>	Continued use of property as bed and breakfast to include private members club.  4 West Street, Ryde, Isle of Wight.
<b>Site Visits:</b>	The site was visited by members of the Planning Committee on Friday, 24 June 2011.
<b>Public Participants:</b>	Glen Hepburn (Objectors Representative) Mrs Kohn (Supporter) Mr J Kohn (Applicant)
<b>Additional Representations:</b>	An additional letter of representation had been received, supporting the application.
<b>Comment:</b>	The Local Member Cllr Arthur Taylor spoke on this item, but in accordance with paragraph 22 of the code of practise, in the Council's Constitution, he was unable to vote.  Members questioned the maximum capacity limit, how the register of attendees would be monitored and whether a condition on the numbers smoking was enforceable.  Officers stated that they had benchmarked the application to other similar establishments, in particular in the London area. The register would be inspected on a retrospective basis, if any complaints were received. It was noted that if there was any identified breach of a condition, the applicant could be served a breach of condition notice.
<b>Decision:</b>	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
<b>Conditions:</b>	As per report (Item 2)

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Cllr John Hobart declared a personal and prejudicial interest and left the room for this item.

<b>Application:</b>	<a href="#">TCP/24621/E</a>
<b>Details:</b>	Sand School.  Land at Lake Farm, Gatcombe, Newport, Isle of Wight.
<b>Site Visits:</b>	The site was visited by members of the Planning Committee on Friday, 24 June 2011.
<b>Public Participants:</b>	Mr Mike Powell (Objector) Glen Hepburn (Agent)

**Comment:** There was some discussion in regard to the proposed colouring of the rubberised chippings, screening and the impact of associated equine related vehicles, within a countryside setting and AONB.  
Members concluded that the application was not detrimental to the AONB and not contrary to policy C22 of the Council's Unitary Development Plan.

**Decision:** The application was approved 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 Reg Barry, Stuart Dyer, Paul Fuller, Richard Hollis, Julie Jones-Evans, David Knowles, Arthur Taylor, Jerry White

**Against (1)**

Cllr Susan Scoccia

**Conditions:** Members indicated the decision notice should include conditions to cover the following:

- Landscaping to be incorporated as shown on the approved plans.
- Samples of the rubberised chippings to be provided.
- Sand school to be limited to private use only.
- No jumps to be erected within the sand school.
- No caravans to be placed on the land.
- No illumination to be provided to the sand school.

(Item 6)

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**Application:** [TCP/30400/A](#)

**Details:** Demolition of single storey element forming utility room; proposed alterations and single and 2 storey extensions to enlarge living accommodation; new porch (revised scheme).

43 Solent View Road, Seaview, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 24 June 2011.

**Public Participants:** Officers read out a statement on behalf of Mr Barrett, who objected to the application.

**Comment:** The Local Member Cllr Reg Barry spoke on this item, but in accordance with paragraph 22 of the code of practise, in the Council's Constitution, he was unable to 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 4)

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Cllr Julie Jones-Evans declared a personal and prejudicial interest and left the room for this item.

**Application:** [TCP/21726/D](#)

**Details:** Proposed dwelling (revised scheme).

Land between, 33 and 37, Sun Hill, Cowes, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 24 June 2011.

**Public Participants:** None.

**Additional Representations:** An additional letter of support had been received from occupiers of surrounding properties, siting reasons for the support of the application.

**Comment:** Officers read a statement on behalf of the local member Cllr George Brown in favour of the application, as he was unable to be present.

**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 3)

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**Application:** [TCP/12350/A](#)

**Details:** Change of Use from childrens home (Class C2) to a dwelling (Class C3).

4 Arnold Road, Ryde, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 24 June 2011.

**Public Participants:** 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:** As per report  
(Item 4)

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CHAIRMAN