



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 31 JANUARY 2012 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Richard Hollis (Chairman), Reg Barry, Vanessa Churchman, Paul Fuller, John Hobart, Julie Jones-Evans, Susan Scoccia, Jerry White
Also Present (non voting)	Cllr Peter Bingham
Officers Present	Marie Bartlett, Jean Chambers, Mike Gildersleeves, Bill Murphy, Phil Salmon, Justin Thorne, Alan White, Andrew White, Simon Wiggins
Apologies	Cllr David Knowles, Arthur Taylor, Jerry White

22. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [20 December 2011](#) be confirmed.

23. [Declarations of Interest](#)

Cllr John Hobart declared a personal and prejudicial interest in Minute 24 (Item 5) – Lake Farm, Gatcombe, Newport, Isle of Wight, as he lived in the vicinity and knew the occupiers of the application site. He was not present during the discussion or voting thereon.

Cllr Richard Hollis declared a personal interest in Minute 24 (Item 5) – Lake Farm, Gatcombe, Newport, Isle of Wight, as he had previously used the services of the applicant.

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

Planning Applications and Related Matters

Consideration was given to items 1 – 7 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/25231/B](#)

Details: Detached house (revised scheme).

Land adjacent 2, Alfred Street, East Cowes, Isle of Wight.

This application was deferred by officers prior to the meeting to allow for further discussions to be undertaken.

(Item 1)

Application: [TCP/00635/E](#)

Details: Conversion of day centre to form 2 apartments.

13, Church Street, Ventnor, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 27 January 2012.

Comment: Members sought clarification in regard to parking provision and noting parking was only provided for the proposed flats on the upper levels. Officers stated the provision of parking for the ground floor flat was not part of this application.

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 the application be approved.
- ii) THAT an informative be issued to the owner of the ground floor flat to research parking provision for this dwelling.

Conditions: As per report

(Item 7)

Application: [TCP/16760/B and CAC/16760/A](#)

Details: Demolition of dwelling; Construction of 3 storey building to provide 5 flats; car parking(Revised plans)(readvertised application).

and

Conservation Area Consent for demolition of dwelling;
Construction of 3 storey building to provide 5 flats; car parking
(Revised plans)(readvertised application).

5 Marine Parade, Ventnor, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 27 January 2012.

Public Participants: M S Holmes (Objector)
Mr A Kennedy (Objector)

Additional Representations: A further email had been received from an objector querying the removal of a condition requiring a survey of Marine Parade to monitor damage incurred through construction traffic. Officers had concluded a condition of this nature would be unenforceable as it required control over land not in the ownership of the applicant.

Comment: The Local Member Cllr Susan Scoccia spoke on this item, but in accordance with paragraph 22 of the code of practice, in the Council's Constitution, she was unable to vote.

Members queried the Highways officers view that parking for five vehicles could be achieved. They were advised by the Highways officer that there was adequate room to move vehicles in and out of the spaces provided, as the spaces proposed were above the national standard.

There was some discussion regarding the view from above and below the site and how this would be affected by the proposal. Officers reiterated that members would need to consider if the proposal would enhance or preserve the Conservation Area.

Members debated the loss of light into neighbouring properties, officers advised that following an assessment the level of light would be affected however, as the room was served by a further window the impact was not of a significant level.

Decision: The Committee had taken into consideration the reasons for the recommendation as set out under paragraph entitled Justification for Recommendation of the report.

A proposal was put forward to refuse the application. In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation.

For (6)

Cllrs Reg Barry, Vanessa Churchman, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans.

RESOLVED:

THAT the application be refused.

Reason: The proposed development by reason of its size, bulk and height fails to preserve or enhance the Conservation Area as it results in the infilling of an important gap within the designated area including the vista to the remaining area of open cliff face. The proposal would therefore have an adverse visual impact on the setting of the heritage asset.

(Items 3 and 4)

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

Application: [TCP/26421/F](#)

Details: Continued use of buildings and land in connection with Coast and Country Marquees business; outline for a storage barn and passing bay (revised plans, additional information)(readadvertised application).

Lake Farm, Gatcombe, Newport, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 27 January 2012.

Public Participants: Mr M Bilson (Objector)
Mr M Powell (Objector)
Mr Benson (Supporter)
Mr G Hepburn (Agent)

Amendments: Officers had amended the reasons for refusal to reflect the policies of the emerging Island Plan Core Strategy. The reasons were as follows:

1. Z01A The site lies outside the designated development boundary and the proposal, which comprises an undesirable incursion of development and would be prejudicial to the rural character of the area and designated AONB. The proposal fails to adequately justify the unsustainable location and is therefore contrary to National Guidance PPS1 (Sustainable Development), PPS7 (Sustainable Development in Rural Areas), PPG13 (Transport) and is contrary to Local Policies G1 (Development Envelopes for Towns and Villages) and G5 (Development Outside Defined Settlements) of the Isle of Wight Unitary Development Plan and policies SP1 (Spatial Strategy), SP5 (Environment) and SP7 (Travel) and DM17 (Sustainable Travel) of the emerging Island Plan Core Strategy (now found to be sound).

2. UR1 The proposal, by reason of the site area in addition to the level of engineering operations and the size, siting and scale of the proposed outbuilding is considered to appear out of character with the scale of the existing farmstead and would have a detrimental impact on the visual amenities and peace and tranquility of the surrounding AONB. The proposal is therefore considered to conflict with PPS7 (Sustainable Development in Rural Areas), Local Policy G4 (General Locational Criteria for Development) and policies SP5 (Environment) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the emerging Island Plan Core Strategy (now found to be sound).
3. UR 2 The proposed outbuilding, due to its size, scale and siting would be out of keeping with an agricultural small holding and have an adverse impact on the amenities of the adjoining holiday let 'The Barn'. The proposal is considered to result in an excessive expansion and encroachment of building development into the countryside and would therefore be contrary to national guidance PPS7, Local Policies D1 and G4 of the Isle of Wight Unitary Development Plan and policies SP4 (Tourism), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the emerging Island Plan Core Strategy (now found to be sound).
4. UR3 The proposed service yard due to the reduced parking provision for the adjoining holiday let and residential building, and the level of congestion of parked vehicles in close proximity to the adjoining units is considered to have an adverse impact on the current level of amenity. The application is therefore considered to be contrary to Local Policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan and policies SP4 (Tourism), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the emerging Island Plan Core Strategy (now found to be sound).
5. Z17D The information accompanying this application is inadequate and deficient in detail in respect of disposal of waste water within the site and details of the soak away so that the Local Planning Authority is unable to consider fully the effects of the proposal on the surrounding waterways and in the absence of further details it is considered that the proposal is contrary to PPS23 (Planning and Pollution Control).

- 6. Z11D The access is unsatisfactory to serve the proposed development by reason of unacceptable width and visibility and would therefore be contrary to Policy TR7 (Highway Considerations for New Development) of the Isle of Wight Unitary Development Plan and policy DM2 (Design Quality for New Development) of the emerging Island Plan Core Strategy (now found to be sound).
- 7. UR4 The proposal would result in an unacceptable loss of historic hedgerow impacting on a nationally and locally importance species for nature conservation. The proposal is therefore considered contrary to PPS9 (Biodiversity and Geological Conservation), Local Policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan and policies SP5 (Environment) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the emerging Island Plan Core Strategy (now found to be sound).

Comment: The Local Member, Cllr Peter Bingham, spoke on this item
 Members asked for clarification including increased traffic movement to and from the site, levels of employment and justification for a business of this type within a rural setting. Officers advised that although information to support these points had been requested sufficient evidence had not been submitted in order for officers to make any assessments.

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 circulated as part of the schedule of late representations (Item 5)

Application: [TCP/00297/A](#)

Details: Demolition of covered seating area; change of use of public conveniences to form a retail unit (Class A1) or a restaurant/cafe (Class A3) including alterations, single storey extension to form conservatory; new entrance canopy.
 Public Conveniences, Bath Road, Ventnor, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 27 January 2012.

Public Participants: Mrs Somes (Objector)

Additional Representations: A further letter had been received from an objector reiterating the unsuitability of the location for development and the impact on wildlife.

Comment: The Council's Senior Ecologist had confirmed that the Ventnor Wall lizard was not a protected species and the removal of the trees would not put the population in danger. The Local Member Cllr Susan Scoccia spoke on this item, but in accordance with paragraph 22 of the code of practice, in the Council's Constitution, she was unable to vote.

Decision: Members were concerned with the retaining wall to the rear of the site. Officers advised that an extra condition could be attached to the approval requiring the re-pointing and maintenance of the retaining wall. 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.

Following a vote being taken to approve the application being tied, the chairman in line with the Council Constitution used his casting vote, and voted in favour of approval in line with the officer recommendation.

RESOLVED:

THAT the application be approved.

Conditions: Revised condition:
3) No development shall take place until full details of a hard and soft landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include details for aesthetic restoration of the north-west wall and a schedule of plants, noting species, plant sizes and proposed numbers/densities and an implementation program. Works shall be carried out in accordance with the agreed details.

Reason: To ensure the appearance of the development is satisfactory and to comply with policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan.

(Item 6)

Application: [TCP/23646/E](#)

Details: Demolition of school buildings; outline for residential development of 24 units, alterations to vehicular access and associated landscaping (revised site plan).

Swanmore County Middle School, Bettsworth Road, Ryde, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 27 January 2012.

Comment: The Local Member Cllr Vanessa Churchman spoke on this item, but in accordance with paragraph 22 of the code of practice, in the Council's Constitution, she was unable to vote.

Members sought to clarify issues regarding drainage on the site and how it will impact on adjacent systems; Officers advised that the new development would reduce the amount of hard surfacing and the introduction of more permeable areas on the site would help alleviate the amount of surface water entering the drainage system.

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 2)

25. **Members' Question Time**

Cllr Susan Scoccia asked a question relating to the new Core Strategy and provision of an updated list of policies members should take into consideration. The Head of Planning and Regulatory Services stated that the Core Strategy would be brought before Full Council on 22 March 2012 for ratification, after which it would be made available on line.

Cllr Julie Jones-Evans asked a question relating to the monitoring of the Sainsbury's site. The Highways officer advised they had been in discussions with the developer to asses the situation with some urgency.

Cllr Paul Fuller asked a question relating to attendance of members at Site Visits. Members were advised that Site Visits was not a formal meeting of the Council, although it was confirmed an attendee list was maintained by the Committee Clerk.

CHAIRMAN