

# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>THURSDAY, 31 MAY 2012 COMMENCING AT 4.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Richard Hollis (Chairman), Vanessa Churchman, Paul Fuller, John Hobart, Julie Jones-Evans, Susan Scoccia, Arthur Taylor, Jerry White, David Williams
Also Present (non voting)	Cllrs George Brown, Dawn Cousins, Tim Hunter-Henderson
Officers Present	Russell Chick, Mike Gildersleeves, Trevor Pointon, Phil Salmon, Justin Thorne, Andrew White, Simon Wiggins

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1. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [1 May 2012](#) be confirmed.

2. [Declarations of Interest](#)

Cllr David Williams declared a personal and prejudicial interest in Minute 4 (1) – Playing field for Gatten and Lake Primary School, land off Oaklyn Gardens/Green Lane/Wheeler Way, Shanklin, Isle of Wight, as he was a governor at the school. He was not present during the discussion or voting thereon.

Cllr Richard Hollis declared a personal and prejudicial interest in Minute 4 (5) - 72A, High Street, Cowes, Isle of Wight, as his partner had previously submitted a letter of objection to a scheme on the site. He was not present during the discussion or voting thereon.

Cllr Paul Fuller declared a personal interest in Minute 4 (5) - 72A, High Street, Cowes, Isle of Wight, as he was a member of Cowes Town Council.

### 3. Public Question Time

Tanja Rebel of Cowes asked a question in relation to local concerns in regard to the proposed asphalt plant and biomass facility, both of which were not sustainable. Ms Rebel asked the council to consider these applications carefully as they were causes of pollution.

The Deputy Head of Planning stated that the asphalt plant would be determined with consideration of all relevant factors under the planning application process, advising that additional information had been sought from the applicant to answer concerns and potential impacts. In regard to the biomass scheme, it was clarified that this was currently proceeding through an informal route prior to a planning application being submitted and once received the council would be duty bound to consider all relevant concerns.

### 4. **Report of the Head of Planning and Regulatory Services**

#### (a) **Planning Applications and Related Matters**

Consideration was given to items 1 – 8 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:** [TCPL/22055/R and LBC/22055/P and CAC/22055/S](#)

**Details:** Demolition of buildings to the rear of the site; change of use of former Brading Experience and shop to an antique and craft centre, shop and cafe with three flats retained on first floor; one block of 4 terraced houses fronting Quay Lane, 2 detached houses and one block of 3 terraced houses off Quay Lane; associated parking; conversion of "World of Wheels" building to auction rooms with associated parking; alterations to vehicular access, provision of a playground (Revised scheme)(readvertised application).

and

LBC for demolition of buildings to the rear of the site; change of use of former Brading Experience and shop to an antique and

craft centre, shop and cafe with three flats retained on first floor; one block of 4 terraced houses fronting Quay Lane, 2 detached houses and one block of 3 terraced houses off Quay Lane; associated parking; conversion of "World of Wheels" building to auction rooms with associated parking; alterations to vehicular access, provision of a playground (Revised scheme)(readvertised application).

and

Conservation Area Consent for demolition of buildings to the rear of the site; change of use of former Brading Experience and shop to an antique and craft centre, shop and cafe with three flats retained on first floor; one block of 4 terraced houses fronting Quay Lane, 2 detached houses and one block of 3 terraced houses off Quay Lane; associated parking; conversion of "World of Wheels" building to auction rooms with associated parking; alterations to vehicular access, provision of a playground (Revised scheme)(readvertised application).

The Brading Experience, 1 Quay Lane and, 46-51 High Street, Brading, Sandown, Isle of Wight.

**These applications were deferred by officers prior to the meeting to enable further discussions with residents in regard to aspects of the revised scheme.**

(Items 2, 3 and 4)

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Cllr David Williams declared a personal and prejudicial interest in this item. Under the Council's Constitution he was allowed to address the committee with the same rights afforded to members of the public wishing to do so. Having made his representations, he left the room for the remainder of this item.

**Application:** [TCP/01293/E](#)

**Details:** Proposed new primary school and associated facilities including multi use games area; parking; formation of new vehicular and pedestrian access.

Playing field for Gatten and Lake Primary School, land off Oaklyn Gardens/Green Lane/, Wheeler Way, Shanklin, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 25 May 2012.

**Public Participants:** Mr Whittaker (Objector)  
Mr Oulton (Objector)  
Mr McMurray (Objector)  
Mr Phillips (Objector) Owing to an administrative error a statement was read out by officers on behalf of Mr Phillips, who was unable to attend the meeting.

Mr Williams (Supporter)

**Additional Representations:**

An additional letter of support had been received.

A further representation from the applicants' agent provided more clarity on aspects of the published report.

An additional email from an objector had been received regarding the impact of the development.

Further comment had been submitted from Highways, with regard to implementation of a 20mph zone outside the school. Officers believed such introduction fell under other statutory legislation and that if approved, an appropriately worded informative bringing the applicants attention to the potential need for further works associated with such a limit.

**Comment:**

Members raised concerns regarding the total removal of Japanese Knotweed not being conditioned, and were assured by officers this could possibly be tackled through adjustment of the proposed conditions. They sought clarification on drainage and pedestrian access to the school, in light of the lack of provision of a drop off point.

Members were further saddened at the proposed loss of trees to accommodate the access road to the staff car park, whilst understanding that if retained, the road could damage the root protection area but asked if the road could be relocated. Officers advised that the application must be considered as submitted but these concerns could be highlighted to the applicant.

**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:**

Revised Condition

- 8) No development shall take place until a strategy for the removal or treatment of Japanese Knotweed on site has been submitted to and agreed in writing with the Local Planning Authority. Development shall only be carried out in accordance with the agreed details.

Reason: Under the Wildlife and Countryside Act 1981, as amended, it is an offence to cause Japanese Knotweed to spread, and thus a mechanism is required in order to prevent the spread during construction, in accordance with policy DM2 (Design Quality) of the Island Plan Core Strategy and the principles of the National Planning Policy Framework.

(Item 1)

Cllr David Williams re-entered the room.

Cllr Richard Hollis declared a personal and prejudicial interest and left the room for this item. The Vice Chairman, Cllr Julie Jones-Evans took the chair for this item.

**Application:** [TCP/00905/S](#)

**Details:** Variation of condition no. 2 on appeal decision APP/P2114/A/10/2136986 to allow amendments to approved design and internal layout.

72A, High Street, Cowes, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 25 May 2012.

**Public** Mr Flynn (Objector)

**Participants:** Mr Long (Agent)

**Additional Representations:** Two additional drawings had been submitted by the applicants' agent to demonstrate via comparison the approved and proposed arrangements for the seaward elevation. Additionally, volume calculations had been provided for the townhouses.

**Comment:** The Local Member, Cllr George Brown, spoke on this item.

Members noted that the application sought to change a number of elements to an approved scheme. It was clarified that the committee were unable to challenge the principle of building on the site but were to consider the impact of the proposed amendments against an officer view that they were modest and acceptable.

Members questioned officers in regard to elements of the changes including changes to materials, internal layout and the impact of overlooking from the balcony elements.

**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 5)

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Cllr Richard Hollis retook the chair.

**Application:** [TCP/05869/V](#)

**Details:** Outline for a detached dwelling (revised plans)(readadvertised application).

Land adjacent Graytiles, St. Catherines Road, Niton Undercliff, Ventnor, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 25 May 2012.

**Public Participants:** Mr Hepburn (Agent)

**Comment:** Members asked for more detail regarding the impact on the character of the area and the details of the woodland Tree Preservation Order.

**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 6)

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**Application:** [TCP/30767/A and CAC/30767](#)

**Details:** Demolition of building; construction of three storey block of 6 flats; Revised plans dated 10/04/12 (changes to fenestration, size, scale and foot print of proposed replacement building)(readadvertised application).

and

Conservation Area Consent for demolition of building; construction of three storey block of 6 flats; Revised plans dated 10/04/12; (changes to fenestration, size, scale and foot print of proposed replacement building)(readadvertised application).

Public Conveniences, Market Street, Ventnor, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Committee on Friday, 25 May 2012.

**Public Participants:** None

**Comment:** Members were advised that the published report contained an incorrect description of the application, which had been revised

to propose 4 flats and not 6 as published.

Members voiced concern on the impact for adjoining properties regarding the use of piling for foundations. There was some discussion on the design of the building, including the lack of soft landscaping, proposed materials and the lack of architectural features and character. Officers advised that design and appearance could be controlled through the proposed condition 3.

**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:**

Revised Conditions:

- 3) No development shall take place until samples of materials and finishes to be used in the construction of the external surfaces of the development (including details of rainwater goods) hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include specifications for quoin detailing at the corners of the building and for window surrounds. Development shall be carried out in accordance with the approved details.

Reason: In order to maintain and enhance the character and appearance of the building and surrounding area, to comply with the advice contained within the National Planning Policy Framework and to comply with the requirements of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy.

- 5) Before any development commences on site details of soft landscaping for the rear courtyard and materials to be used to form the hard surface areas within the development site shall be submitted in writing and approved by the local planning authority. Where ground conditions allow the scheme shall incorporate the principles of sustainable urban drainage (SUDS). Where ground conditions do not facilitate SUDS then the submitted details shall also include the proposed method for the disposal of surface water. The approved scheme shall then be implemented before the development hereby approved is first occupied.

Reason: To prevent issues of localised flooding, to provide a suitable standard of amenity space for prospective occupants of the flats hereby approved and to comply

with the requirements of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Additional Condition:

- 9) No percussive piling shall take place outside of the following times:

08:00 hours to 18:00 hours Mondays to Saturdays and at no time on Sundays or on recognised Bank Holidays.

Reason: To prevent excessive levels of disturbance to occupants of nearby properties, due to the dense nature of the pattern of development and to comply with the requirements of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

(Items 7 and 8)

- (b) [25 Ward Avenue, Cowes, Isle of Wight.](#)

In line with the Council's Constitution procedure rules as the Planning Committee did not have a quorum, the committee was unable to consider this item and it was deferred to the next meeting of the committee.

5. [Members' Question Time](#)

Cllr Paul Fuller asked a question in relation to the undertaking of enforcement action in regard to a number of breaches in relation to Plot 6 – The Moorings, Queens Road, Cowes ([MQ 10/12](#)). A copy of the question and reply given is contained in the Members' Question Register.

CHAIRMAN