



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	WEDNESDAY, 4 APRIL 2012 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Richard Hollis (Chairman), Reg Barry, George Cameron, Paul Fuller, John Hobart, Julie Jones-Evans, David Knowles, Susan Scoccia, Arthur Taylor, Jerry White
Also Present (non voting)	Cllrs Jonathan Bacon, George Brown, Dawn Cousins, Edward Giles, Roger Mazillius
Officers Present	Jean Chambers, Bill Murphy, Trevor Pointon, Phil Salmon, Justin Thorne, Andrew White, Simon Wiggins, Sarah Wilkinson
Apologies	Cllr Vanessa Churchman

30. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [27 February 2012](#) be confirmed.

31. [Declarations of Interest](#)

Cllr Paul Fuller declared a personal interest in Minute 32 (1) - Site of Cambridge Cottage, Trinity Church Lane, Cowes, Isle of Wight, as he was a member of Cowes Town Council.

Cllr Reg Barry declared a personal interest in Minute 32 (2) – Kingsmere/Lifeboat View Café, Lane End Road, Bembridge, as he knew the applicant.

Cllr Reg Barry declared a personal interest in Minute 32 (7) – 43 Chapel Street, Newport, Isle of Wight, as he knew the applicant. Following legal advice it was accepted by the Chairman, that all members of the Committee would know the applicant as a fellow Isle of Wight Councillor.

Cllr George Brown declared a personal and prejudicial interest in Minute 32 (1) - Site of Cambridge Cottage, Trinity Church Lane, Cowes, Isle of Wight, as he lived in the vicinity of the site. He was not present during the discussion or voting thereon.

Cllr David Knowles declared a personal and prejudicial interest in Minute 32 (1) - Site of Cambridge Cottage, Trinity Church Lane, Cowes, Isle of Wight, as he owned a property in the vicinity of the site. He was not present during the discussion or voting thereon.

Cllr Richard Hollis declared a personal interest in Minute 32 (6) – Land adjacent 2, Alfred Street, East Cowes Isle of Wight, as he knew the Town Council representative.

Cllr Arthur Taylor declared a personal interest in Minute 32 (6) – Land adjacent 2, Alfred Street, East Cowes Isle of Wight, as he knew the Town Council representative.

Cllr Julie Jones-Evans declared a personal interest in Minute 32 (2) – Kingsmere/Lifeboat View Café, Lane End Road, Bembridge, Isle of Wight, as she knew the Parish Council representative.

The Head of Planning and Regulatory Services, declared a personal and prejudicial interest in Minute 32 (1) – Site of Cambridge Cottage, Trinity Church Lane, Cowes, Isle of Wight, as he lived in the vicinity of the application site. He was not present during the discussion or voting thereon.

32. **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. Prior to consideration, Members were advised that since the publication of the report, the Council had formally adopted the Island Plan Core Strategy and the government had published the National Planning Policy Framework (NPPF). ([Recording](#))

Members were advised that as the Island Plan Core Strategy was now the adopted development plan for the Island and the primary policy document, it must be considered in determination of planning applications. It was stated that where the committee report referred to the Unitary Development Plan, these references were no longer to be taken into account. Officers had reviewed the recommendations for each application against the newly adopted strategy and confirmed that in all cases the recommendations contained within the committee report remained unchanged.

Cllrs George Brown, David Knowles and the Head of Planning and Regulatory Services had declared a personal and prejudicial interest and were not present for this item.

Application: [TCP/15183/D](#)

Details: Proposed detached house and garage (revised scheme).

Site of Cambridge Cottage, Trinity Church Lane, Cowes, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 23 March 2012.

Public Mr Holmes (Objector)

Participants: Mr Robert Biggs (Agent)

Comment: Cllr Roger Mazillius spoke on this item on behalf of the Local Member Cllr George Brown.

During a lengthy debate members sought clarification on a number of issues including land stability, the impact of construction, water courses and the impact on the grade 2 listed church and potential views of the building from various locations. Officers stated that a stability report had been submitted with the application and construction would be controlled through a construction management code. It was officers opinion that water through the site would be controlled through building control and that the impact on the church was mitigated through the stepped back tier approach in the proposed design of the building.

Members voiced further concern with the proposed materials in regard to whether they would preserve or enhance the character of the area, being particularly concerned the building would not fit into the historic built environment.

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 approve the application in line with officer recommendation. A vote on the motion was taken and the proposal to approve the application fell.

A further 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 (5)

Cllrs George Cameron, Paul Fuller, John Hobart, Richard Hollis, Julie Jones-Evans.

Against (4)

Cllrs Reg Barry, Susan Scoccia, Arthur Taylor, Jerry White.

RESOLVED:

THAT the application be refused.

Reasons:

Members were of the view that the application would not enhance or improve the local conservation area and would change the character of the area. They believed that the size, scale, mass and materials had not overcome the reasons for refusing a previous application. The building would be detrimental to the grade 2 listed church and the adjacent listed buildings. Members stated that the application did not meet the principles of DM2 and DM11 of the Isle of Wight Core Strategy 2012.

(Item 1)

Application:

[TCP/05650/M](#)

Details:

Demolition of existing block of flats and cafe; proposed terrace of four houses, new cafe building with attached holiday accommodation; associated parking (further revised plans)(readvertised application).

Kingsmere/Lifeboat View Cafe, Lane End Road, Bembridge, Isle of Wight.

Site Visits:

The site was visited by members of the Planning Committee on Friday, 23 March 2012.

Public**Participants:**

Ms D Grannum (Bembridge Parish Council)

Mr Paul Stack (Agent)

Additional Representations: The Environmental Health Officer had commented that the level of seating as shown would not meet the British Standard Code of Practice for Sanitary Installations. They further recommended conditions in respect of serving low odour/low grease food, hours of operation and hours of delivery, should the application be approved. It was clarified by Officers that the internal arrangements could be altered to meet the standards.

Comment: The Local Member, Cllr Jonathan Bacon, spoke in favour of the application.

Members noted that Officers were of the opinion that the development was too great in bulk and mass and would be contrary to the context of the area. However, Members believed the application would rejuvenate an important tourist asset and would be to the benefit of Bembridge and the local economy, enhancing the area.

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 approve the application. 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, George Cameron, Paul Fuller, John Hobart, David Knowles, Susan Scoccia, Arthur Taylor, Jerry White.

Against (2)

Cllrs Richard Hollis, Julie Jones-Evans

RESOLVED:

- i) THAT the application be approved.
- ii) THAT powers be delegated to Planning Officers to attach any relevant conditions to the proposed scheme.

Reasons: Members believed the development was acceptable within the terms of DM2 of the Isle of Wight Core Strategy and additionally members were of the view that the application as a whole would have regeneration benefits for the local community.

(Item 2)

Application: [TCP/25231/B](#)

Details: Detached house (revised scheme).

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

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

Public Participants: Mr S Walker (East Cowes Town Council)
Mrs J Kendall (Agent)

Comment: The Local Member, Cllr Edward Giles, spoke against this item
Members questioned the provision of amenity space and were advised that provision was governed by demand in the market and that based on previous appeal outcomes was not a sustainable reason for refusal.

The Head of Planning and Regulatory Services reminded members that policies SP1, SP2 and DM2 were the relevant policies of the Isle of Wight Core Strategy to take into consideration, replacing the defunct policies as listed in paragraph 9.3 of the report.

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 6)

Application: [TCPL/30747/C and LBC/30747/B](#)

Details: Change of use from Class A2 (financial and professional services) to Class A5 (hot food take-away); internal alterations; installation of extraction flue (revised scheme).

and

LBC for internal alterations and installation of extraction flue in connection with change of use of premises from Class A2 (financial and professional services) to Class A5 (hot food take-away) (revised scheme) (revised description).

144 High Street, Newport, Isle of Wight.

Site Visits: The site was visited by members of the Planning Committee on Friday, 23 March 2012.

Public Participants: Mr M Barton (on behalf of Agent)

Comment: The Local Member, Cllr Dawn Cousins, spoke on this item.
Some of the members raised concern in regard to the cumulative impact on both properties in the High Street and those in the vicinity of approving a change of use, which would

result in an additional outlet within an already busy night time economy.

Additionally, they sought further detail on the methodology for dealing with noise and odour from the equipment proposed at the rear of the property.

Officers stated that the authority did not currently have a saturation policy to evidence the impact of an additional similar establishment. They further stated that a noise report had been submitted with the application, which showed levels below national standards.

The Head of Planning and Regulatory Services reminded members that policies SP1, SP3, DM2, DM 8, DM9 and DM11 were the relevant policies of the Isle of Wight Core Strategy to take into consideration, replacing the defunct policies as listed in paragraph 9.1 of the report.

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
(Items 3 and 4)

Application:

[TCP/28681/C](#)

Details:

Demolition of veterinary surgery; proposed shop with two flats over.

18d, Sandown Road, Lake, Isle of Wight.

This application was deferred by officers prior to the meeting to allow for further plans to be submitted regarding the proposed parking layout.

(Item 5)

Application:

[TCP/30892](#)

Details:

Proposed conservatory.

43 Chapel Street, Newport, Isle of Wight.

Site Visits:

The site was visited by members of the Planning Committee on Friday, 23 March 2012.

Comment:

It was noted that this item had been presented to the Planning Committee under the rules of the Council Constitution, as the applicant was an elected member of the Council.

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 7)

CHAIRMAN