



Minutes

Name of meeting	PLANNING SUB COMMITTEE
Date and time	MONDAY, 16 JULY 2012 COMMENCING AT 6.00 PM
Venue	COWES YACHT HAVEN, VECTIS YARD, HIGH STREET, COWES, ISLE OF WIGHT
Present	Cllrs Richard Hollis (Chairman), Reg Barry, George Cameron, Vanessa Churchman, Paul Fuller, John Hobart, Julie Jones-Evans, Susan Scoccia, Arthur Taylor, Jerry White
Also Present (non voting)	Cllr Stuart Hutchinson
Officers Present	Marie Bartlett, Bill Murphy, Phil Salmon, Alan White, Simon Wiggins, Stephen Wiltshire, Mark Wootton
Apologies	Cllrs George Brown, David Williams

5. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [26 June 2012](#) be confirmed.

6. [Declarations of Interest](#)

Cllr Paul Fuller declared a non-pecuniary interest in Minute 7 - Land south of Wellow/east of Holmfield Avenue, west of Stoneovers and off, Broad Lane, Shalcombe, Yarmouth, Isle of Wight, as he knew three of the supporters registered to speak.

Cllrs Arthur Taylor and Reg Barry declared a non-pecuniary interest in Minute 7 - Land south of Wellow/east of Holmfield Avenue, west of Stoneovers and off, Broad Lane, Shalcombe, Yarmouth, Isle of Wight, as they knew Cllr Cowley of Yarmouth Town Council.

7. Report of the Head of Planning and Regulatory Services

Planning Applications and Related Matters

Consideration was given to the report of the Head of Planning and Regulatory Services.

RESOLVED :

THAT the application 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.

Following the officers presentation, Cllr Paul Fuller declared a non-pecuniary interest, as he was a member of the Footprint Trust.

Application: [TCP/27774/A](#)

Details: Five wind turbines (100m to the tip of a rotor blade in a vertical position) provision of crane hardstandings, control buildings, substation, underground cabling, temporary construction compound, new access tracks off Broad Lane and Thorley Street (B3401) to accommodate construction traffic and a permanent 65m high anemometer mast (readvertised application - additional information received).

Land south of Wellow/east of Holmfield Avenue, west of Stoneovers and off, Broad Lane, Shalcombe, Yarmouth, Isle of Wight.

Site Visits: The site was visited by the Planning Sub Committee members on Friday, 13 July 2012.

During Public Speaking, Cllr Richard Hollis declared a non-pecuniary interest, as he knew one of the supporters registered to speak. Cllr Stuart Hutchinson declared a non-pecuniary interest, as he lived within the vicinity of the application site.

Public Participants: Mrs Minchin (Objector)
Mr Denham (Objector)
Mrs Hassan- Green (Objector)
Mr Peplow (Objector)
Mr Prescott (Objector)

Mr Walding (Supporter)
Mr Rhodes (Supporter)
Mr Whitehouse (Supporter)

Ms Whitwarm (Supporter)
Mr Dodd (Supporter)

Cllr Cowley (Yarmouth Town Council)
Cllr Jacobs (Shalfleet Parish Council)

Mr Kilby (Applicant)

Additional Representations:

Since publication of the Committee Report, 10 further pro-forma letters of support had been received, 2 supporting letters and 2 letters of objection had been received.

Officers confirmed that the letters did not raise any new issues, which were not covered in the report. The Environmental Health Officer had confirmed that the research paper “where ETSU was silent” highlighted a number of areas where it considered that the methodologies used in ETSU-R-97 could lead to elevated background noise levels being used in noise assessments, likely to be in the region of 2 – 3 dB. Members were advised this was purely a research paper and therefore carried limited weight in the determination of the application.

Amendments:

Officers highlighted that Paragraph 6.27 of the report listed the principle differences between the present and previous applications. It was clarified that 109.5 metres was the maximum proposed tip height of the 2006 scheme for 2 of the proposed turbines, the other 4 being 100 metres to tip, as per the current application.

Additionally, within the reasons given for refusal, reason two had omitted to mention Hartshole Cottage within the list of locations impacted by the application.

Comment:

Officers stated that in assessing the application, using the information submitted, they had taken into account both National and Local Policies which were in general supportive of renewable solutions for energy production. However, the application had to be balanced against the impact on the landscape character of the Island and Areas of Outstanding Natural Beauty (AONB). In particular attention was drawn to Paragraphs 6.74 – 6.81, of the published report.

The Head of Regulatory Services clarified the position in regard to Policy and consideration of buffer zones.

In addition he stated that the tests used by the Planning Inspector, when considering the appeal against the refusal of the Cheverton Down scheme, had formed the basis for assessing this application.

Members sought advice on issues including site selection, Island Plan Core Strategy renewable targets and the implications of non-achievement, and the lifespan of the project including details of the restoration of the site. Further details were sought regarding possible shadow flicker, the impact on the AONB, parts of which were deemed as of exceptional value

and the assessment of noise with regard to distance from dwellings.

Decision:

The Committee had taken into consideration and agreed with the reasons for the recommendation as set out under the paragraph entitled Justification for Recommendation of the report and resolved:

- i) THAT Hartshole Cottage be incorporated into the list of impacted locations as stated within reason two of the grounds for refusal.
- ii) THAT the application be refused.

Reasons:

As per report subject to the amendment as proposed.

CHAIRMAN