



# Minutes

Name of meeting	<b>PLANNING SUB COMMITTEE</b>
Date and time	<b>TUESDAY, 18 DECEMBER COMMENCING AT 4.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Richard Hollis (Chairman), Reg Barry, George Cameron, Vanessa Churchman, Paul Fuller, John Hobart, Julie Jones-Evans, Susan Scoccia, Arthur Taylor, David Williams
Also present (non voting)	Cllr David Stewart
Officers Present	Jean Chambers, Mike Gildersleeves, Maisy Green, Brett Lindsay, Martin Mew, Bill Murphy, Phil Salmon, Justin Thorne, Andrew White, Simon Wiggins

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26. [Minutes](#)

RESOLVED :

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

27. [Declarations of Interest](#)

Cllr David Williams declared an interest in Minute 30 (1) – Gatten and Lake County Primary School, Howard Road, Shanklin, Isle of Wight, as he was a governor at the school. He was not present during the discussion or voting thereon.

28. [Public Question Time](#)

Tanja Rebel of Cowes asked a question relating to the powers of the committee when considering the aesthetics of future applications and control of further uglification of the Island.

The Chairman confirmed that the Planning Sub Committee members considered all aspects of applications including the siting, design, aesthetics and the affect on surrounding area. He further explained about the right of appeal by an applicant against a decision of the Sub Committee.

Supplementary – The Chairman was asked if this would prevent further applications such as large scale shopping outlets and supermarkets. The Chairman assured that all applications were looked into as proposed and each application was judged on its individual merits.

29. **Article 31 Development Management Procedure Order**

Prior to consideration of the applications, the Head of Regulatory Services gave members a briefing on changes in legislation since the adoption of the National Planning Policy Framework (NPPF). This had resulted in a change which had come into force on 1 December 2012 to the Article 31 (1) of the Development Management Procedure Order.

Specifically he drew attention to paragraphs 186 and 187 of the NPPF, which required planning authority to approach decision making to deliver sustainable development and to look for solutions, working proactively with applicants to secure developments to improve the economic, social and environmental conditions of the area.

Attention was drawn to the published report, and it was explained that under Article 31, future planning reports and decision notices would be required to include a statement explaining how the application had been dealt with, and how the local planning authority had worked with the applicant in a positive and proactive manner, demonstrating that solutions had been sought to problems when dealing with the application.

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

**Planning Applications and Related Matters**

Consideration was given to items 1 - 3 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.

<b>Application:</b>	<a href="#">TCP/10944/H</a>
<b>Details:</b>	Two pairs of semi-detached dwellings (plots 3, 4, 5 and 6); further revisions to the siting and layout of plots 7, 8 and 9 and revisions to the layout of plots 1 and 2 to approved planning permission P/00123/10 - TCP/10944/F; revisions to parking layout, landscaping boundary treatments (corrected application site and certification) (further readvertised application).
	Magdala, Slay Lane, Whitwell, Ventnor, Isle of Wight.
<b>Site Visits:</b>	The site was visited by the Planning Sub Committee members on Friday, 14 December 2012.
<b>Public Participants:</b>	Angela Millard (Objector) Paul Airey (On behalf of the Applicant)
<b>Additional Representations:</b>	None.
<b>Comment:</b>	<p>The Local Member, Cllr David Stewart, spoke on this item.</p> <p>Members noted that a number of the dwellings were accessed via a privately owned road, which did not include a footway for pedestrians; in this regard they sought clarification on rights of access, pedestrian safety, on street parking and the impact on residents of Whinscott Close. Officers advised that it was a matter for the developer to agree access rights with the landowner and that it would not be reasonable to insist on the inclusion of a footway for this size of application.</p> <p>Members also had concerns about construction traffic using Whinscott Close to access the site, believing that the use of the original proposed entrance off Slay Lane would minimise the impact for residents.</p> <p>Furthermore, members were of the view that as part of the landscaping scheme, current boundaries to the site could benefit from additional planting and in regard to the timber fence from removal and replacement with sympathetic planting. Officers advised that this could be achieved through amendment to the proposed condition 5.</p>
<b>Decision:</b>	<p>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:</p> <ul style="list-style-type: none"> <li>i) THAT the application be approved.</li> <li>ii) THAT an informative be issued, advising that the Slay Lane entrance was the preferred route for construction traffic.</li> </ul>

**Conditions:** Amended Condition

- 5) No development shall take place until full details of both the hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include; boundary treatments on the west side of Whinscott Close and surface treatments; means of enclosure; hard surfacing materials; and details of a soft landscaping plan including a planting plan, a schedule of plants noting species, plant sizes and proposed numbers/densities and an implementation and maintenance programme.

Reason: To ensure the appearance of the development is satisfactory, and to comply with Policy DM2 (Design Quality for New Development) and Policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

(Item 2)

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**Application:** [TCP/16608/B](#)

**Details:** Proposed single storey rear extension to enlarge cafe, provision of roof terrace; alterations and change of use of public conveniences to form holiday let/owners accommodation.

The Beach Shack, Esplanade, Sandown, Isle of Wight.

**Site Visits:** The site was visited by the Planning Sub Committee members on Friday, 14 December 2012.

**Additional Representations:** None.

**Comment:** It was noted that the application was before the subcommittee as the application site was owned by the council. Members sought clarification on the dual proposal for the conversion of the existing toilet block into either manager or holiday accommodation and subsequent enforcement. Officers advised this was dealt with within the proposed conditions. Members further asked for details in regard to extraction of cooking fumes.

**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:

THAT the application be approved.

**Conditions:** As per report  
(Item 3)

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Cllr David Williams declared an interest and left the room for this item.

**Application:** [TCP/06097/P](#)

**Details:** Demolition of glazed links and single storey extensions; alterations and conversion of buildings to form 9 residential units to include extensions at first floor level.

Gatten and Lake County Primary School, Howard Road,  
Shanklin, Isle of Wight.

**Site Visits:** The site was visited by the Planning Sub Committee members on Friday, 14 December 2012.

**Additional Representations:** None.

**Comment:** Members noted that the application would remove later additions to the original school building, which would benefit the appreciation of the original architecture.

**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:

THAT the application be approved.

**Conditions:** As per report  
(Item 1)

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31. [Members' Question Time](#)

Cllr Paul Fuller asked a question regarding the maintenance and access to a list of listed buildings and those deemed at risk held by the planning department. The Head of Regulatory Services stated that such a list was not maintained by the department, although a list that was updated by English Heritage could be accessed via the planning website. It was agreed to circulate the link to the English Heritage list.

CHAIRMAN