



Minutes

Name of meeting	PLANNING SUB COMMITTEE
Date and time	TUESDAY, 22 JANUARY 2013 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, 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, David Williams
Also Present (non voting)	Cllr George Brown
Officers Present	Jean Chambers, Russell Chick, Mike Gildersleeves, Bill Murphy, Phil Salmon, Justin Thorne, Alan White, Andrew White, Simon Wiggins

35. [Minutes](#)

RESOLVED :

THAT the Minutes of the meetings held on [18 December 2012](#) and [7 January 2013](#) be confirmed.

36. [Declarations of Interest](#)

Cllr John Hobart declared a personal interest in Minute 38 (1) – Hill Farm, Carpenters Road, Brading, Sandown, Isle of Wight, as the landowner was a close associate. He was not present during the discussions or voting thereon.

37. **Public Question Time** ([Recording 1](#) and [2](#))

Tanya Rebel of Cowes asked if a copy of the list of criteria applied to applications and in particular aesthetics could be supplied.

The Head of Regulatory Services stated that no such list existed and that any decisions were based on the judgement of members on the Planning Sub Committee.

Mr John Langley of Newport asked if any energy generated through tidal generation schemes would count against the targets for renewable energy within the council's renewable policy.

The Head of Regulatory Services stated that Policy SP6 of the Island Core Strategy related to targets for onshore sites, which was within policy guidance, whilst energy generated by offshore sites could not be attributed to the targets.

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

a) **Planning Applications and Related Matters**

Consideration was given to items 1 - 5 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.

Cllr John Hobart declared an interest and left the room for this item.

Application: [TCP/19736/E](#)

Details: Proposed installation of photovoltaic park with associated infrastructure and fencing (Revised plans relating to landscaping along eastern boundary)(readvertised application).
Hill Farm, Carpenters Road, Brading, Sandown, Isle of Wight.

Site Visits: The site was visited by the Planning Sub Committee members on Monday, 21 January 2013.

Public Participants: Mrs Janet Kendall (On behalf of Objector)
Marianne Sullivan (Brading Town Council)
David Maguire (Applicant)

Additional Representations: Since publication of the committee report, the applicants had commissioned geophysical surveys of the site, which had been assessed by the Council's Archaeology Officer. The Archaeology Officer had confirmed there had been no geophysical responses and that the application could proceed.

A member of the public had forwarded correspondence directly to Committee Members, which contained several comments requiring clarification. These were dealt with in detail within the additional representations schedule, which had been circulated

to members prior to the meeting.

However, Officers advised members of a number of proposed amendments/additions to the conditions attached to the application.

Comment:

A statement was read out on behalf of the Local Member, Cllr Jonathan Bacon, who was unable to the present.

Members enquired if the application, if approved would require a bond to be agreed to ensure the site was returned to its original state after the 25 year permission had expired. There was some discussion on external lighting of the site and maintenance responsibilities. Members further sought clarification on the consultation process for applications, the size and number of inverter stations and lifespan of the proposed panels.

Differing views were mooted regarding the impact for occupiers of the nearest property, namely Attrills Cottage. Members concluded that the applicant should engage with the occupiers of the cottage, to discuss a suitable planting scheme to provide sufficient screening.

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 within any covering letter issued in conjunction with a decision notice that it reflect that members wish for the applicant to liaise with the occupiers of Attrills Cottage to agree on a suitable level of screening.
- ii) THAT the application be approved.

Conditions:

Amended Conditions

- 2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbered, unless otherwise altered by other conditions on this permission.

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Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policies SP5 (Environment), DM2 (Design Quality for New

Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

- 3) When the land ceases to be used as a photovoltaic park for renewable power production for a period exceeding 12 continuous months of non-production of power or at the end of the period of 25 years from the date of grid connection, whichever shall first occur, the use hereby permitted shall cease and all materials and equipment brought onto the land in connection with the use shall be removed within a period of six months and the land restored to its previous state and use for agriculture purposes, in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority prior to the decommissioning works taking place, and no later than the first available soil moving season (normally running from 31 May to 14 September).

Reason: The application has been assessed in accordance with the details submitted by the applicants, taking into account the benefits of the production of renewable energy. At the end of the design life of the development the land should be restored to its former condition in order to protect the visual amenity and character of the surrounding countryside and to comply with the requirements of policies SP5 (Environment), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

- 5) No development shall take place until details of the proposed scheme of additional hedgerow and tree screen planting surrounding the development has been submitted to and agreed in writing by the Local Planning Authority. Such details shall be in accordance with the principles of drawing PL14 Rev A and shall include planting plans, written specifications, schedules of plants noting species, plant sizes and proposed numbers/ densities. The approved planting scheme shall be carried out in the first planting season following the commencement of the approved development and any trees or plants which within a period of 5 years from the commencement of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance of the development is satisfactory and to comply with the requirements of

policies SP5 (Environment), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

- 10) All construction traffic related to this development shall access the site via the existing farm access that leads from Carpenters Road and at times that have been submitted to and approved in writing by the Local Planning Authority prior to development commencing. The submitted information shall include details of the design and location of warning signs to be erected along the route of any public footpaths used by construction traffic to advise footpath users of construction traffic. Development shall be carried out in accordance with the approved details, the agreed warning signs shall be erected 1 week prior to the commencement of construction and no public footpaths shall be blocked at any time. The site shall not be accessed via Attrill's Lane.

Reason: In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Additional Conditions:

- 14) No development shall take place until details of a scheme to manage surface water drainage and run off from the development has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the drainage scheme installed prior to the photovoltaic development becoming operational and shall be retained thereafter.

Reason: To prevent the development from becoming a source of localised flooding and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Removed Conditions:

- 4) Officers were of the opinion that the boundary fencing would be acceptable as submitted and therefore consider that condition 4 was no longer necessary.

Informative:

The applicant is advised to contact Natural England in order to determine the implications of the development on their Higher Level Stewardship Agreement held with Natural England.

(Item 1)

Application: [TCP/15307/W](#)

Details: Retention of repair work to raise the height of the roof of the agricultural storage building.
Bartletts Green Farm, Brading Road, Ryde, Isle of Wight.

Site Visits: The site was visited by the Planning Sub Committee members on Monday, 21 January 2013.

Public Participants: Mr Jonathon Hoare (Objector)
Marianne Sullivan (Brading Town Council)

Additional Representations: Further correspondence had been received from the applicant requesting a minor change to the condition relating to the timing of delivery of external works. The applicant had requested that the period specified within condition 2 be extended to allow a total of 9 months for the completion of the works. Officers had considered the request and appreciated the justification presented and suggested that an extension to the time period was acceptable, and therefore proposed a revised condition.

Comment: Members sought clarification of the proposed use of the building and the powers of the Planning Enforcement Team, if the recommended conditions were breached.

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: Amended Condition
2) The works involving external changes to the building (including changes to openings and completion of the rendered finish) shall be carried out in full accordance with the details shown on the approved plans not later than the 30 September 2013

Reason: In order to ensure that external alterations are completed expediently in order to ensure that the appearance of the building is agricultural in nature and reflective of its lawful use, and to ensure that the construction works would have a limited impact upon the neighbouring property, in accordance with policies SP1 (Spatial Strategy) and DM2 (Design Quality of the Island Plan Core Strategy).

(Item 3)

Application: [TCP/30783/A](#)

Details: Demolition of garage; proposed detached dwelling with parking and vehicular access off Church Street (revised scheme).

Land rear of Roseneath, Madeira Road, Seaview, Isle of Wight.

Site Visits: The site was visited by the Planning Sub Committee members on Monday, 21 January 2013.

Public Participants: Mrs Janet Kendall (Objector)
Mr Christopher Trattles (On behalf of Applicant)

Additional Representations: None.

Comment: The Local Member, Cllr Reg Barry spoke on this item, but in accordance with paragraph 24 of the code of practise, in the Council's Constitution, he was unable to vote.

Members noted the restrictions of the site whilst acknowledging the proposal was an improvement on the previously refused application, being of a smaller scale and mass. Officers advised that the impact on the neighbouring properties would still be unacceptable.

Members sought further details regarding parking provision, separation distances and amenity.

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 refused.

Reasons: As per report
(Item 4)

In line with the Council's Constitution Procedure Rule 22, as the meeting was likely to exceed three hours, members agreed by majority to extend the meeting for one hour.

Application: [TCP/31253](#)

Details: Change of use of land to form compound for kayak club to include single storey storage building, fencing, kayak storage racks and access gates.

Land adjacent Oceanblue Quay, Cheetah Marine, Esplanade, Ventnor, Isle of Wight.

Site Visits: The site was visited by the Planning Sub Committee members on Monday, 21 January 2013.

Public Participants: None.

Additional Representations: None.

Comment: A statement was read out on behalf of the Local Member, Cllr

Chris Welsford, as he was unable to be present.

Members sought reassurance on the materials and shadings to be used and noted this would tidy the area up.

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 5)

Application:

[TCP/31103](#)

Details:

Four detached houses with garages; two pairs of semi-detached houses; associated parking; alterations to vehicular access; relocation of existing parking for St. George's School (revised description)(badger's survey and revised tree survey submitted)(readadvertised application).

Land adjacent 9 and rear of 13-21, Watergate Road, Newport, Isle of Wight.

Site Visits:

The site was visited by the Planning Sub Committee members on Monday, 21 January 2013.

Public Participants:

None.

Additional Representations:

None.

Comment:

It was noted that the proposed siting of the dwellings was not on council owned property, although it would require access across land owned by the council. Details were sought on parking provision, the proposed alterations to the vehicular access and boundary treatments. Members also queried the safety of pupils attending the adjoining school and the likely conflict with construction traffic. Officers advised this could be managed through amendment to condition 13.

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 officers be delegated powers to amend Condition 13, to restrict access for heavy construction traffic during the adjacent schools start and finish times.
- ii) THAT the application be approved.

Conditions: As per report with amendments to condition 13.
(Item 2)

b) **Outcomes of a complaint to the Local Government Ombudsman**

The Head of Regulatory Services provided members with a summary following a recent complaint by a local resident to the Local Government Ombudsman (LGO), which had been upheld in favour of the complainant. Members were advised of outcome of an internal review of measures to ensure that the Planning Authority undertook actions in accordance with the Planning Sub Committee minutes, where the committee had made a formal decision.

It was noted that a number of measures had been put in place once the error had been brought to officers attention and that Planning Service managers would continue to monitor the effectiveness of the new procedures to ensure that the risk of a repeat of the error was at an absolute minimum. It was a requirement of the LGOs findings that a review and new procedures be put in place and that the outcomes of the review were reported to members.

RESOLVED:

THAT the Committee note the content of the report and the measures put into place to ensure Committee minutes are complied with in the issue of planning decisions and the discharge of planning conditions.

39. **Members' Question Time**

Cllr Vanessa Churchman asked a question following the recent announcement that Infinenergy were to submit an appeal following the decision of the Committee regarding the Wind Turbines in Wellow and if the appeal would be held off Island. The Head of Regulatory Services stated that this was highly unlikely but he would be happy to check and report back to members.

CHAIRMAN