



Minutes

Name of meeting	PLANNING SUB COMMITTEE
Date and time	TUESDAY, 23 OCTOBER 2012 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Richard Hollis (Chairman), Reg Barry, Vanessa Churchman, Paul Fuller, John Hobart, Julie Jones-Evans, Susan Scoccia, Arthur Taylor, Jerry White
Also Present (non voting)	Cllrs Edward Giles, Patrick Joyce, Ivor Warlow
Officers Present	Jean Chambers, Russell Chick, Mike Gildersleeves, Brett Lindsay, Phil Salmon, Justin Thorne, Andrew White, Simon Wiggins, Sarah Wilkinson, Stephen Wiltshire, Mark Wootton
Apologies	Cllr David Williams.

19. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [25 September 2012](#) be confirmed.

20. [Declarations of Interest](#)

Cllr Richard Hollis declared a personal interest in Minute 21 (1) – Kingston Marine Park, land south of, Beatrice Avenue, East Cowes, as he knew the town council representative, as a fellow member of the Conservative Party.

21. **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. A note is made to that effect in the minutes.

Application: [TCP/30542](#)

Details: Outline for marine business park comprising office, research and development, light industrial, industrial and storage and distribution uses (Classes B1, B2 and B8), parking and landscaping: Full application for engineering operations to alter site levels including formation of retaining structures, formation of vehicular access onto Saunders Way, internal site access road, construction of jetty with hoist dock and pontoon (Readvertised application)(Additional Information - Archaeology (Heritage).

Kingston Marine Park, land south of, Beatrice Avenue, East Cowes, Isle of Wight.

Site Visits: The site was visited by members of the Planning Sub Committee on Friday, 19 October 2012.

Public Simon Walker (East Cowes Town Council)

Participants: Mervyn McFarland (Agent)

Additional Representations: An additional letter of objection had been received, raising concerns including noise, the generous conditions and piling operations. Further concern was expressed regarding the visual intrusion of the proposed buildings.

Officers stated that issues of noise and visual impact were dealt with within the report and a number of alterations to the proposed conditions had been suggested. Alterations to the proposed conditions were recommended by officers following receipt of additional information regarding the hoist dock, which demonstrated a 10dB reduction in the operating noise of the unit.

Amendments: Officers highlighted that paragraph 6.11 referenced to appearance and landscaping forming part of this application, which was incorrect. These matters were in fact reserved with only layout, scale and access to be considered at this stage, as stated in paragraph 1.2

Comment: The Local Member, Cllr Edward Giles, spoke on this item. During the officers presentation it was highlighted that as the

Local Planning Authority were required to carry out an Appropriate Assessment as the proposal could have a significant impact upon a Special Area of Conservation (SAC) and Special Protection Area (SPA), approval was therefore conditional subject to an Appropriate Assessment. It was confirmed that since publication the Local Planning Authority (LPA) had received further comment from Natural England confirming that they agreed with the conclusion of the Appropriate Assessment, namely that the proposed development would not have an adverse effect, either alone or in combination with other plans or projects, upon the integrity of the designation areas.

Members sought clarification on job creation and protection for the newly created habitat which was proposed as mitigation. Further information was also requested regarding the visual impact of the proposed buildings, including their overall height and the size of the development against the previous approved application, which remained the fall back position. There was also discussion regarding protection for the tentacled lagoonal worm, which was a protected species.

The Members were also advised that the conditioned operating hours covering the site were consistent with other applications of this type and that there was a proposed management plan to retain control on the piling method.

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:

Condition 1 to read:

- 1) The full element of the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. An Application for approval of the reserved matters, in association with the outline element shall be made to the Local Planning Authority before the expiration of 5 years from the date of this planning permission. The development hereby permitted shall be begun before the expiration of 3 years from the date of approval of the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended) and to prevent the accumulation of unimplemented planning permissions.

Conditions 22 and 23 to be replaced with the following:

22) With the exception of the use of the area highlighted red in figure 3.4a in the document 'Supporting Statement in relation to hoist dock and boat lifting equipment operations' and the hoist dock, no open air working shall take place between the hours of 23.00hrs and 07.00hrs unless otherwise agreed in writing with the Local Planning Authority.

Reason: To prevent annoyance and disturbance, in particular sleep disturbance from noise emissions from the operations in accordance with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

23) The sound pressure level of noise from any boat hoist used at the site shall not exceed a level of 75dB(A) when measured at a distance of 1m from the hoist and whilst the hoist is under full operating load.

Reason: To prevent annoyance and disturbance, in particular sleep disturbance from noise emissions from the operations in accordance with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

The following conditions had been omitted from the published report.

33) Prior to work commencing on site the details of the boundary treatment between the site and the power station shall be submitted to and approved in writing by the Local Planning Authority. No development shall commence until this treatment is erected. It shall thereafter be retained.

Reason: In the interests of the amenities of area in general and safety and security of the power station in accordance with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

34) The development hereby approved shall not be used for any purpose other than marine related uses which fall within the B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) Use Classes, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the protection of a site with direct river access in accordance with Policy DM8 (Economic Development) of the Island Plan Core Strategy.

(Item 1)

Application: [TCP/26502/H](#)

Details: Variation of condition no. 2 on P/00058/05 - TCP/26502/A to allow 10 of the 35 occasions for practice sessions between the hours of 11:00am and 4:00pm and for the remaining sessions to commence at 6:30pm.

Smallbrook Stadium, Ashey Road, Ryde, Isle of Wight.

Site Visits: The site was visited by members of the Planning Sub Committee on Friday, 19 October 2012.

Public Mrs Wade (Objector)

Participants: Mr Rolf (Objector)

Lord Ginders (Applicant)

Comment: The Local Member, Cllr Vanessa Churchman spoke on this item, but in accordance with paragraph 22 of the code of practise, in the Council's Constitution, she was unable to vote.

There was some discussion regarding the level of noise the practise sessions would create during the proposed hours and the impact on the amenity of those in the vicinity. Members were advised that the impact would be perceived to be less, as any noise generated would merge against a higher level of daytime ambient noise.

Members were further advised that the noise would be intermittent, as the proposed sessions were to enable riders to practise and make adjustments and were not race events. Members concluded that the recommended conditions should include a requirement to maintain a register of any practise sessions and that it be made available at the request of officers.

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: Addition to the recommended wording of the variation to condition 2

The speedway operator shall maintain a comprehensive up-to-date register listing dates and start and finish times of the practise sessions and race meetings. The said register shall be made available for inspection by the Local Planning Authority at reasonable notice.

Reason: As published.

(Item 2)

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.

RESOLVED:

THAT the meeting be extended by one hour.

Application: [TCP/31174](#)

Details: Change of use of land to operate holiday park for year round holiday use.

Whitecliff Bay Holiday Park Ltd, Hillway Road, Bembridge, Isle of Wight.

Site Visits: The site was visited by members of the Planning Sub Committee on Friday, 19 October 2012.

Additional Representations: An additional comment had been received from the Highways Engineer in relation to the retention of adequate visibility splays at the access point to the site. Officers concluded that whilst the operation of the holiday park during winter was unlikely to generate similar levels of traffic, a condition retaining adequate splays was appropriate.

Comment: The Local Member, Cllr Patrick Joyce, spoke on this item on behalf of Bembridge Parish Council.

Members asked for details regarding the control of the touring element of the site, voicing concern that a number of these appeared permanent during the recent site visit. Officers confirmed those concerns were being investigated by enforcement officers. Further clarity was sought regarding the location of the AONB and the liable persons if the proposed 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: Additional Condition:

4) From the date of this consent the south westerly visibility splay of 2.4 x 30m at the parks northern vehicle access shall be retained and maintained and no structure, erection, natural growth, plants, shrubs etc exceeding 0.5m above the adjacent Hillway Road carriageway surface shall be permitted within that visibility splay.

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

(Item 6)

Application: [TCP/24115/B](#)

Details: Demolition of dwelling; proposed detached dwelling with detached garage; associated landscaping; alterations to vehicular access (revised scheme)(revised plans 14/8/12 - revised siting and layout of dwelling; addition of detached garage; revised tree information; additional supporting information) (readvertised application).

Fairways, Quarr Road, Ryde, Isle of Wight.

Site Visits: The site was visited by members of the Planning Sub Committee on Friday, 19 October 2012.

Public Participants: Glen Hepburn (Objector)
Lisa Vis (Applicant)
Tim Wakely (Ryde Town Council)

Comment: The Local Member, Cllr Ivor Warlow, spoke on this item.
Members noted that the revised application did not differ in regard to size, scale or mass and were advised that it was similar in scale to other properties in the vicinity, which could be considered to have set the context and therefore this application was not deemed to be out of character. Members were of a view that the applicants had amended the scheme to mitigate some of the concerns raised with the previous application and this application would not have a detrimental impact and be unobtrusive.

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)

Application: [TCP/07452/E](#)

Details: Demolition of section of building; proposed detached house with parking; alterations and conversion of former railway station building to form garage and boatstore.

Yarmouth Youth Club, Station Road, Yarmouth, Isle of Wight.

Site Visits: The site was visited by members of the Planning Sub Committee on Friday, 19 October 2012.

Comment: Officers were asked to provide detail regarding the local listing of the former railway station, and the historical context of the land to the north east, upon which the proposed dwelling was to be sited.

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 7)

Application: [TCP/12870/A](#)

Details: Alterations, extension to and change of use of former public conveniences to form cafe; decking.

Public Conveniences, Wheelers Bay, Ventnor, Isle of Wight.

Site Visits: The site was visited by members of the Planning Sub Committee on Friday, 19 October 2012.

Comment: Members noted that the council owned public conveniences were closed in April 2011, and this application would through addition of two extensions, give permission for a café, including WC facilities. Approval for the proposal including the location of the decked area was voiced, although members did request officers apply conditions in regard to boundary treatment.

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: Additional condition:

8) No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of the proposed boundary treatment to the western and eastern boundaries adjacent to the extensions hereby approved. The development shall be carried out in accordance with the approved details prior to the café being brought into use.

Reason: In the interests of maintaining the amenity value of the area and to comply with policy DM2 (Design Standards for New Development) of the Island Plan Core

Strategy.

(Item 5)

Application: [TCP/14651/D](#)

Details: Variation of condition no. 2 on P/01802/11 - TCP/14651/C to allow amendments to approved layout.

Winter Gardens, Pier Street, Ventnor, Isle of Wight.

Site Visits: The site was visited by members of the Planning Sub Committee on Friday, 19 October 2012.

Comment: None.

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 4)

CHAIRMAN