



Minutes

Name of meeting	PLANNING SUB COMMITTEE
Date and time	TUESDAY, 24 JULY 2012 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, John Hobart, Julie Jones-Evans, Jerry White, Ivor Warlow, David Williams
Also Present (non voting)	George Brown, Rodney Downer, Paul Fuller
Officers Present	Jean Chambers, Russell Chick, Mike Gildersleeves, John Lutas, Bill Murphy, Justin Thorne, Alan White, Andrew White, Simon Wiggins
Apologies	Cllrs Susan Scoccia, Arthur Taylor

8. **Declarations of Interest**

Cllr Richard Hollis declared a non-pecuniary interest in Minute 10 (3) - 8 Cliff Road, Cowes, Isle of Wight, as he knew some of the objectors.

9. **Public Question Time**

Steve Goodman of Newport asked a question in relation to balancing the benefits of the Islands natural beauty against an application for an asphalt plant. The Chairman responded that this was not the forum for that discussion, as the application was currently progressing through the consultation stage and that any views or comments should be submitted through the appropriate process.

Tanja Rebel of Cowes asked if the aesthetic impact of an application would be considered regardless of it being placed within an industrial area. The Head of Regulatory Services stated that all applications were considered against a policy base, which included the Island Plan Core Strategy, which included policies on design.

10. Report of the Head of Planning and Regulatory Services

(a) Planning Applications and Related Matters

Consideration was given to items 1 - 8 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/26450/F
Details:	Residential development comprising 5 dwellings including parking at basement level; formation of vehicular access off Pier Road, courtyard and associated landscaping (revised scheme). Land adjoining, The Old Boathouse, Pier Road, Seaview, Isle of Wight.
Site Visits:	The site was visited by members of the Planning Sub Committee on Friday, 20 July 2012.
Public Participants:	Ann Evans (Objector) John Dodson (Agent) Chris Lancaster (Agent)
Additional Representations:	Seaview and Nettlestone Parish Council had requested an additional condition relating to construction access. Officers believed this could be adequately controlled through an additional generic Construction Management Code condition, which could control traffic routing associated with construction, as well as parking for contractor's vehicles.
Comment:	The Local Member, Cllr Reg Barry spoke on this item, but in accordance with paragraph 22 of the code of practise, in the Council's Constitution, he was unable to vote. During a lengthy discussion on this item, members sought clarification on issues including the demonstration of the need for housing in the area, overlooking, ground stability and the impact on a Grade II Listed building.

Officers drew members' attention to an inspectors view following an unsuccessful appeal of a previous scheme, which carried significant weight when judging this application, particularly when assessing the harm on the setting of any existing buildings, which the inspector had deemed not to be significant.

Additionally, members were advised that a split decision on the application had been deemed as unfeasible, as elements of the application were dependent on each other being constructed.

The Head of Regulatory Services stated that the wording of the additional condition recommended within the late representations would require slight amendment, with "submitted details" replacing the word "plan".

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 with inclusion of the rewording of condition 19, as recommended.

Conditions:

Additional Condition

- 19) Prior to the commencement of development, details of a construction management code (including site clearance and preparation) to include details of noise and vibration management; hours of working; dust management; traffic routing, access and safety measures for construction traffic; timing of delivery of materials and collection of equipment; security arrangements and contact details (including in the event of emergencies) shall be submitted to the Local Planning Authority for agreement in writing. The management plan shall indicate the proposed routing of all construction traffic accessing the development hereby approved, and the measures proposed to be implemented to reduce the overall impact of construction traffic movements associated with the development. The submitted details shall be strictly complied with, unless prior written consent has been granted by the Local Planning Authority.

Reason: In the interest of regulating the potential impacts as a result of the construction of the development and to comply with policy DM2 (Design Quality) of the Island Plan Core Strategy and the principles of the NPPF.

(Item 1)

Application:

[TCP/17967/H](#)

Details:

Demolition of section of main building; alterations and conversion of buildings to form 10 dwellings; parking.

Greenmount Primary School, Green Street and, 43 Newport Street, Ryde, Isle of Wight.

Site Visits: The site was visited by members of the Planning Sub Committee on Friday, 20 July 2012.

Public Participants: Mr Pitcher (Agent)

Comment: Members requested details regarding removal of permitted development rights to protect the historic nature of the buildings, as they were not listed or within a Conservation Area. Members sought the views of the Highways Officer in relation to restricted visibility when exiting the site.

They also voiced concern with the current fenestration materials in place on the converted chapel building fronting Newport Street, asking if more sympathetic materials could be incorporated.

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 to continue discussions with the applicant to seek mitigation regarding highways and fenestration concerns.
- ii) THAT the application be approved.

Conditions: As per report
(Item 2)

Application: [TCP/28234/B](#)

Details: Alterations; single storey rear extension to form dining/lounge area with balcony area over; extension at first floor level and new roof to provide additional living accommodation including study within new roofspace; balcony on north elevation at first floor level; area of decking; 'Revised description', Revised plans (Readvertised application).

8 Cliff Road, Cowes, Isle of Wight.

Site Visits: The site was visited by members of the Planning Sub Committee on Friday, 20 July 2012.

Public Participants: Jan Colenutt (Objector)
 Claire Budden (Objector)
 Michael Austin-Smith (Objector)

Glen Hepburn (Agent)

Additional Representations: Two residents had drawn attention to a recent approved scheme at 37 Queens Road, Cowes, which had placed heavy constraints on what could be constructed on the site, restricting it to a single storey dwelling. Further comments had been submitted regarding ground stability and alleging that a well existed under the application site, impacting on stability. Officers stated that the circumstances of the two sites were not comparable and the relationship with adjoining buildings was totally different. Stability issues would be addressed through the Building Regulations process.

Comments had been received from the Councils Ecologist in respect of badgers in the locality, stating that any sett was sufficiently removed from the application site.

Comment: The Local Member, Cllr Paul Fuller, spoke on this item.

Clarity was sought on the fundamental differences between the loss of view and outlook and the value of the current property within a varied street scene. Officers stated that a right to a view was not a material consideration and that loss of outlook would need to demonstrate an oppressive or over dominant impact on neighbouring properties, which officers believed was not the case with this application.

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)

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

RESOLVED:

THAT the meeting be extended by one hour.

Application: [TCP/06480/H](#)

Details: Demolition of garages; Proposed detached house with garage; alterations to existing vehicular access; proposed detached double garage and store.

Land adjacent 8, Nodgham Lane, Newport, Isle of Wight.

Site Visits: The site was visited by members of the Planning Sub Committee on Friday, 20 July 2012.

Public Participants: Sean Miller (Objector)
Andrew Rayner (Applicant)

Comment: The Local Member, Cllr John Hobart spoke on this item, but in accordance with paragraph 22 of the code of practice, in the Council's Constitution, he was unable to vote.

Members voiced concern regarding lasting damage to the stability of the Tennyson Trail and the proposed level of landscaping designed to mitigate the overlooking concerns of the adjacent property. Officers advised that the trail could be protected with an additional condition, which could both protect future occupiers of the dwelling and ensure that any additional traffic using the trail did not adversely impact on its stability. Further planting could be controlled through the recommended conditions, with timings adjusted to promote early planting.

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: Revised Conditions

6) Before any development commences on site details of the construction and materials to be used to form the hard surface areas within the development site including any pathways, vehicle access and turning areas shall be submitted in writing and approved by the local planning authority. The scheme shall incorporate the principles of sustainable urban drainage (SUDS). Where ground conditions do not facilitate SUDS then the submitted details shall also include the proposed method for the disposal of surface water. Development shall be carried out in accordance with the approved details.

Reason: To prevent issues of localised flooding, to maintain and protect the character and appearance of the building and surrounding area, to comply with the advice contained within the National Planning Policy Framework and to comply with the requirements of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy.

8) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The

landscaping scheme shall include details of planting to provide screening between the approved dwelling and Number 8 Nodgham Lane. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities; an implementation programme. Any trees or plants which within a period of 5 years from the completion 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. The agreed details relating to planting to provide screening between the approved dwelling and Number 8 Nodgham Lane shall be carried out prior to the construction of the dwelling hereby approved and shall be retained and maintained thereafter.

Reason: In order to maintain and enhance the character and appearance of the site and surrounding area, to protect the amenities of the neighbouring property, to comply with the advice contained within the National Planning Policy Framework and to comply with the requirements of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy.

Additional Condition

11) No development including site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme carried out by a suitably qualified engineer to demonstrate that the development would not compromise the stability of the chalk banks that surround the site and in particular, those that form the southern boundary and align the Tennyson Trail. The details shall include means of protecting the stability of the Tennyson Trail during construction and ground works, means to prevent future erosion of the southern boundary bank to prevent falling debris from affecting future occupants of the approved dwelling. Development shall be carried out in accordance with the approved details which shall be retained thereafter.

Reason: In order to protect any future residents of the dwelling and to mitigate any impact on the stability of the nearby public footpath known as the Tennyson Trail and in order to comply with policies DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.

(Item 4)

Application:	TCP/07939/H
Details:	Proposed detached dwelling with vehicular access (Revised plans - garage removed, additional supporting info). Land adjacent Woodside, Ashlake Copse Road, Ryde, Isle of Wight.
Site Visits:	The site was visited by members of the Planning Sub Committee on Friday, 20 July 2012.
Public Participants:	Sara Curran (Objector) Sandy Hector (Objector) Malcolm Hector (Objector) Mark Dixon (On behalf of Applicant) Mr Hardman (On behalf of Applicant)
Additional Representations:	Correspondence from the neighbouring property had been submitted seeking to identify the impact the proposed development would have on amenity, including loss of outlook and overlooking. Officers stated they had taken this into consideration when assessing the application and given the separation distances, it would not result in an unacceptable impact on neighbouring properties. Fishbourne Parish Council had requested a correction to summary of their comments under section 5.3 of the published report.
Amendments:	Fishbourne Parish Council comments be revised to read that "the land is ripe for development" and that they found no material objections to the application. It was also noted that the Parish Council supported the proposal of installation of a private sewage treatment facility.
Comment:	The Local Member, Cllr Ivor Warlow spoke on this item, but in accordance with paragraph 22 of the code of practise, in the Council's Constitution, he was unable to vote. Members noted that the garage to the front of the property had been removed from the plans and asked questions relating to the proposed off site works to mitigate the traffic concerns and issues of drainage.
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 6)

In line with the Council's Constitution Procedure Rule 22, as the meeting had exceeded the agreed extension of one hour, members agreed by majority to extend the meeting to conclude the business within Paper A of the published report.

RESOLVED:

THAT the meeting be extended to conclude business within Paper A.

Application: [TCP/18846/P](#)

Details: Retention and completion of toilet block (revised scheme).

Appuldurcombe Holiday Park, Appuldurcombe Road, Wroxall, Ventnor, Isle of Wight.

Site Visits: The site was visited by members of the Planning Sub Committee on Friday, 20 July 2012.

Public Participants: Glen Hepburn (Agent)

Comment: The Local Member, Cllr Rodney Downer spoke on this item.
There was some discussion in relation to appropriate screening of the building to mitigate an impact of the block being built in the opposite direction to the original agreed plans.

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/22950/A](#)

Details: Demolition of redundant buildings, 4 detached houses with parking; alterations to vehicular access (revised plans) (readvertised application).

Popes Farm, High Street, Newchurch, Sandown, Isle of Wight.

Comment: It was noted the application had been revised following consideration at a previous meeting of the Committee.

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 8)

Application: [TCP/31061](#)

Details: Conversion and change of use of first and second floors to form 2 flats.

Decision: Isle of Wight Tourist Information Centre, 67 High Street, Shanklin, Isle of Wight.
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 7)

(b) **Appeal Quarterly Report**

Owing to the late hour, Members agreed to defer this item until the next meeting of the Planning Sub Committee.

CHAIRMAN