



# Minutes

Name of meeting	<b>PLANNING SUB COMMITTEE</b>
Date and time	<b>TUESDAY, 25 SEPTEMBER 2012 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, Arthur Taylor, Jerry White, David Williams
Also Present (non voting)	CLLrs George Brown, David Whittaker
Officers Present	Mike Gildersleeves, Bill Murphy, Phil Salmon, Justin Thorne, Alan White, Andrew White, Simon Wiggins, Sarah Wilkinson
Apologies	Cllr Susan Scoccia

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14. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [28 August 2012](#) be confirmed.

15. [Declarations of Interest](#)

Cllr Julie Jones-Evans declared a personal interest in Minute 16 (1, 2 & 3) - Christ the King College, Wellington Road, Newport, Isle of Wight, as a family member attended the school.

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

**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.

- Application:** [TCP/21830/K](#)
- Details:** Proposed two storey building to form 6th form college including library (revised plans) (readvertised application).
- Christ the King College, Wellington Road, Newport, Isle of Wight.
- Site Visits:** The site was visited by members of the Planning Sub Committee on Friday, 21 September 2012.
- Public Participants:** Mrs P Goodhead (Applicant)
- Additional Representations:** An additional letter had been received from Christ the King College in support of their application including information on the school vision and the current inadequate facilities for sixth formers due to attend the school that month.
- Amendments:** It was noted that Paragraph 9.1 of the published report had been amended to reflect the need for the application to be referred to the Secretary of State if permission was granted, as this would be contrary to the objections of Sport England.
- Paragraph 9.1 was therefore amended to read:
- 9.1 Conditional Permission subject to consulting with the Secretary of State as required by the Town and Country Planning (Consultation) (England) Direction 2009.
- Comment:** Clarity was sought by members regarding the objections of Sport England and enquiring as to whether they had undertaken a site visit. Members further received additional information from the highways officer regarding the proposed mitigation to ease the free flow of bus traffic.
- Officers also provided members with an overview of the proposed solution for the loss of the playing pitch, including the use of the Vectis Field opposite the site and commitment to a community use agreement.

**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 (as amended) and resolved:

THAT the application be approved.

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

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**Application:** [TCP/21830/L and TCP21830/M](#)

**Details:** Continued siting of two temporary buildings to provide additional classroom facilities; parking; landscaping.

and

Continued siting of temporary sports hall and hard play area with 3m high fencing; car parking.

Christ the King College, Wellington Road, Newport, Isle of Wight.

**Site Visits:** The sites were visited by members of the Planning Sub Committee on Friday, 21 September 2012.

**Public** Linda Rayner (Objector)

**Participants:** Mrs P Goodhead (Applicant)

**Additional** [Item 3](#)

**Representations:**

An additional letter had been received from Christ the King College in support of their application, requesting serious consideration be given to the proposed conditions on the use of the sports hall. Additional comments had been received from Newport Parish Council stating the recommended conditions were not sufficiently robust. Officers acknowledged the concern of the Parish Council and recommended revised wording of condition 2.

[Items 2 and 3](#)

It had further been brought to officer's attention that all land owners were not served the correct notice at the time of submission.

Officers confirmed that notices had been served on 10 September 2012 and therefore a decision could not be issued within the 21 day period. It was stated that the recommendation would need to be adjusted accordingly.

**Amendments:** [Item 2](#)

It was highlighted that Paragraph 2.1 of the published report should refer to the southern side of Wellington Road, not the Northern.

It was noted that Paragraph 9.1 of the published report had been amended to reflect the need for the application to be referred to the Secretary of State if permission was granted, as this would be contrary to the objections of Sport England.

Paragraph 9.1 was therefore amended to read:

9.1 Conditional Permission subject to consulting with the Secretary of State as required by the Town and Country Planning (Consultation) (England) Direction 2009 and the expiration of 21 days for the serving of the notice no.1 in relation to Certificate B.

### Item 3

It was noted that Paragraph 2.1 of the published report had been amended to reflect the need for the application to be referred to the Secretary of State if permission was granted, as this would be contrary to the objections of Sport England.

Paragraph 2.1 was therefore amended to read:

2.1 Conditional Permission subject to consulting with the Secretary of State as required by the Town and Country Planning (Consultation) (England) Direction 2009 and the expiration of 21 days for the serving of the notice no.1 in relation to Certificate B.

### **Comment:**

The Local Member, Cllr David Whittaker, spoke on this item.

Members noted objectors had sited noise as an issue and sought clarification regarding the timing of complaints received by the authority. Members noted the mitigation solution for the loss of the playing pitch and the support of the Isle of Wight and Hampshire Football Association.

Members also raised concern with the collection of litter along the footpath boundary, and the temporary buildings providing classroom facilities impacting on public amenity, and were of the opinion that as the sports hall was a temporary structure; its permanent replacement should be a priority. Officers stated an informative could be sent highlighting those issues.

### **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 (as amended) and resolved:

- i) THAT the applications be approved.
- ii) THAT an informative be issued highlighting the concerns of the Sub Committee regarding litter and the prioritisation of the replacement of the temporary sports hall.

**Conditions:** Item 3

Revised Condition:

- 2) The development hereby approved shall only be for the use of Christ the King College between the hours of 08.30 and 17.00 in term time and at no other time, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The temporary building is not of a design and constructed of materials which would lend itself to community use after school hours resulting in potential noise and disturbance to neighbouring residents and to comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

(Items 2 and 3 )

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**Application:** [TCP/01617/M](#)

**Details:** Demolition of existing school buildings; Proposed new school building; formation of vehicular access associated parking and landscaping; new pedestrian access from Grove Road; associated sheds/stores; siting of temporary mobile classrooms (corrected site address)(readadvertised application)(revised site layout and landscape, additional and revised technical information - trees, highways, sports mitigation, ecology).

The Bay CE Primary School, Grove Road, Sandown, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Sub Committee on Friday, 21 September 2012.

**Public Participants:** Mr Duncan Mills (On behalf of applicant).

**Additional Representations:** A revised certificate (Certificate B and Notice 1) had been provided by the applicants, as there was a requirement to notify the Diocese as a joint landowner.

An additional letter had been received relating to the protection of swifts.

The Highway Authority had requested additional conditions.

**Amendments:** It was highlighted that Paragraph 6.58 incorrectly quoted a figure of 68% and it should read 86%.

Officers advised that whilst the Diocese were supportive of the application, in order to comply with the requirements of the Town and Country Planning Development Management Order 2010, Paragraph 8.1 of the published report be amended to read:

- 8.1 Resolution to grant, subject to no adverse comment from the joint landowner within the remainder of the 21 day

period – expiring 11 October 2012.

**Comment:** Members sought clarification on the size of the site and whether other locations had been sought. They noted the proposed removal of trees, asking officers to highlight the elements of the proposed mitigation planting. It was highlighted to members that a full historic building record of the existing building would be undertaken and following its demolition, some of the key features would be incorporated into the hard landscaping within the site.

**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 (as amended) and resolved:

THAT the application be approved.

**Conditions:** Additional Conditions:

20) No development other than groundworks shall be commenced until an application has been submitted to the Local Highway Authority for the review of the existing Traffic Regulation Orders (TRO's) within Grove Road and Winchester Park Road so as to be reflective of the repositioning of existing and creation of new access point serving the development hereby approved and associated network junction protection; and the building shall not be occupied until the subsequent TROs and associated carriageway markings have been implemented and brought into operation in accordance with the approved details.

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

21) No development other than groundworks shall be commenced until details in relation to the design, surfacing and construction of the removal of existing and provision of new pedestrian barriers within the footway within Winchester Park Road and Grove Road along with a program of works for their implementation have been submitted to and approved in writing by the local Planning Authority. Development shall be carried out in accordance with the approved details, and the pedestrian barriers shall be implemented prior to occupation of any part of the development or in accordance with the agreed program.

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

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(Item 4)

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<b>Application:</b>	<a href="#">TCP/11809/A</a>
<b>Details:</b>	Proposed three storey building to form four retail units on ground floor with a total of 9 maisonettes over the first and second floors; associated amenity space; alterations to level of Church Path; provision of services drop off layby.
	Former public car park, Well Road, East Cowes, Isle of Wight.
<b>Site Visits:</b>	The site was visited by members of the Planning Sub Committee on Friday, 21 September 2012.
<b>Public Participants:</b>	Mr Hugh Caseley (Applicant)
<b>Comment:</b>	<p>A statement was read out on behalf of the Local Member, Cllr Margaret Webster.</p> <p>There was some discussion about the zero parking element of the application and members were advised that the site was in a sustainable location with close public transport links and in addition to the adjoining Waitrose car park, there was temporary parking provision available 340 metres from the site.</p> <p>Members noted that the height of the proposed buildings would be below that agreed in outline as part of the East Cowes Masterplan and were to be built on a 700mm plinth to mitigate flood risk.</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> <p style="text-align: center;">THAT the application be approved.</p>
<b>Conditions:</b>	As per report (Item 5)

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The meeting then adjourned and reconvened on Thursday, 4 October 2012 in the Council Chamber, County Hall, Newport, Isle of Wight, commencing at 4.00 pm.

<b>Present:</b>	Cllrs Richard Hollis (Chairman), Reg Barry, George Cameron, Vanessa Churchman, Paul Fuller, John Hobart, Julie Jones-Evans, Arthur Taylor, Jerry White, David Williams
<b>Also Present (non voting)</b>	Cllrs Peter Bingham, George Brown, Chris Welsford.
<b>Officers Present:</b>	Jean Chambers, Bill Murphy, Trevor Pointon, Anna Priestley, Justin Thorne, Andrew White, Simon Wiggins, Steve Wiltshire
<b>Apologies:</b>	Cllr Susan Scoccia

17. **[Declarations of Interest](#)**

There were no declarations received at this stage.

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

**Planning Applications and Related Matters**

Consideration was given to items 6 – 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/27204/F](#)

**Details:** Use of land for all year round holiday occupancy.

Lower Hyde and Landguard Holiday Park, Landguard Road,  
Shanklin, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Sub Committee on Friday, 21 September 2012.

**Public Participants:** Mr M Connell (Objector)  
Mr Harvey (Objector)

Mr Simon Spinney (Applicant)

**Comment:** The Local Member, Cllr David Williams 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 of the Sub Committee sought further advice regarding enforcement of conditions, preventing all year round occupation and methods used to substantiate levels of occupancy. Officers advised there was no legal definition on the length of a holiday, making it unreasonable to limit occupancy to strict limits, and stated evidence could be requested to ensure that the holiday accommodation was not used as a sole or main residence. Officers advised an amendment to condition 2.



**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) All of the accommodation hereby approved as outlined by the red line on drawing no: - 3317.101 shall be used for holiday purposes only and shall not be occupied as a person's sole or main place of residence.

Reason: To ensure that the site remains for holiday purposes and to comply with policies SP1 (Spatial Strategy) and SP4 (Tourism) of the Island Plan Core Strategy.

(Item 6)

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**Application:** [TCP/30939](#)

**Details:** Demolition of corrugated tin barn; alterations and conversion of barns to form 4 holiday units and agricultural workers dwelling to include new porch; proposed lambing shed.

Former Haydens Farm, Chequers Inn Road, Rookley, Ventnor, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Sub Committee on Friday, 21 September 2012.

**Public Participants:** Mr Malcolm Attrill (Objector)  
Janet Kendall (On behalf of agent)

**Comment:** The Local Member, Cllr Peter Bingham, spoke on this item.  
Members noted that conditions would require the removal of the mobile building and sought assurance the site in general would be tidied up. Members requested clarification regarding the need for permission for an agricultural building and asked for locational information regarding the proposed lambing shed.

Following debate members were minded to approve all elements of the application, with the exception of the lambing shed, on which they deferred their decision. This would allow officers a further opportunity to discuss relocation with the applicant to mitigate any impact of the structure.

**Amendments:** During the debate officers highlighted paragraph 6.26 of the published report incorrectly gave a distance of 890 metres and that it should read 90 metres.

**Decision:** The Committee had taken into consideration the reasons for the recommendation as set out under the paragraph entitled Justification for Recommendation of the report:

A proposal to approve the application in its entirety was put forward. A vote on the motion was taken and the proposal to

approve the application fell.

A further proposal to approve all elements of the application with the exception of the proposed lambing shed, which was to be deferred, was put forward.

**RESOLVED:**

- i) THAT the application be approved, with the exception of the proposed lambing shed.
- ii) THAT the decision on the proposed lambing shed be deferred.

**Conditions:** As per report

**Reasons:** To allow officers a further opportunity to discuss relocation of the proposed lambing shed with the applicant to mitigate the impact of that structure.

(Item 7)

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**Application:** [TCP/18598/C](#)

**Details:** Proposed balcony at 2nd floor level on front elevation.

Flat 4, 2 Alexandra Gardens, Ventnor, Isle of Wight.

**Site Visits:** The site was visited by members of the Planning Sub Committee on Friday, 21 September 2012.

**Comment:** The Local Member, Cllr Chris Welsford, spoke on this item.

Members sought clarification regarding structural support and control of materials and style of the proposed balcony.

**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)

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CHAIRMAN