



Minutes

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| Name of meeting | PLANNING SUB COMMITTEE |
| Date and time | TUESDAY, 26 JUNE 2012 COMMENCING AT 4.00 PM |
| Venue | COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT |
| Present | CLLrs Richard Hollis (Chairman), Reg Barry, George Cameron, Paul Fuller, John Hobart, Arthur Taylor, Jerry White, David Williams |
| Also Present (non voting) | CLLrs George Brown, Rodney Downer |
| Officers Present | Jean Chambers, Phil Salmon, Justin Thorne, Stuart Van-Cuylenburg, Alan White, Andrew White, Simon Wiggins, Sarah Wilkinson, Stephen Wiltshire |
| Apologies | CLLr Vanessa Churchman, Julie Jones-Evans, Susan Scoccia |

1. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [31 May 2012](#) be confirmed.

2. [Declarations of Interest](#)

CLLr Jerry White declared a personal and prejudicial interest in Minute 4 (7) – 18d, Sandown Road, Lake, Isle of Wight, as his company owned the site.

CLLr Richard Hollis declared a personal interest in Minute 4 (8) – Catholic Church, Seafield Road, Seaview, Isle of Wight, as he knew the son of one of the objectors.

CLLr Arthur Taylor declared a personal interest in Minute 4 (8) - Catholic Church, Seafield Road, Seaview, as he was a member of the local masonic hall.

3. [TCP/03244/G – 25 Ward Avenue, Cowes, Isle of Wight](#)

Officers highlighted that the Planning Committee had previously resolved to grant planning permission which allowed the retention of a chalet within the rear garden of 25 Ward Avenue on 2 August 2011. Members noted that the

permission was subject to the completion of a Section 106 Legal Agreement (S.106), the purpose of which being to limit the occupation of the chalet to purposes that were incidental to the enjoyment of the main dwelling house. In the undertaking of this decision members of the Planning Committee at the time had undertaken a site visit on 29 July 2011.

Following the resolution of the Planning Committee, work was undertaken with the applicant's solicitor in regard to the S.106, although the applicant's mortgage company were unwilling to enter into such an agreement. It was stated that the report had been brought back for consideration by the committee to seek to establish an alternative solution, including if control of the use of the chalet separately from the principal residence could be enforced through the attached conditions.

Members noted that a building with minimally less dimensions would be permitted under lawful development and officers assured that any reports of breaches to the attached conditions would be investigated confidentially.

RESOLVED:

THAT conditional planning permission be granted.

4. Report of the Head of Planning and Regulatory Services

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: [TCPL/22055/R and LBC/22055/P and CAC/22055/S](#)

Details: Demolition of buildings to the rear of the site; change of use of former Brading Experience and shop to an antique and craft centre, shop and cafe with three flats retained on first floor; one block of 4 terraced houses fronting Quay Lane, 2 detached houses and one block of 3 terraced houses off Quay Lane; associated parking; conversion of "World of Wheels" building to auction rooms with associated parking; alterations to vehicular

access, provision of a playground (Revised scheme)(readadvertised application).

and

LBC for demolition of buildings to the rear of the site; change of use of former Brading Experience and shop to an antique and craft centre, shop and cafe with three flats retained on first floor; one block of 4 terraced houses fronting Quay Lane, 2 detached houses and one block of 3 terraced houses off Quay Lane; associated parking; conversion of "World of Wheels" building to auction rooms with associated parking; alterations to vehicular access, provision of a playground (Revised scheme)(readadvertised application).

and

Conservation Area Consent for demolition of buildings to the rear of the site; change of use of former Brading Experience and shop to an antique and craft centre, shop and cafe with three flats retained on first floor; one block of 4 terraced houses fronting Quay Lane, 2 detached houses and one block of 3 terraced houses off Quay Lane; associated parking; conversion of "World of Wheels" building to auction rooms with associated parking; alterations to vehicular access, provision of a playground (Revised scheme)(readadvertised application).

The Brading Experience, 1 Quay Lane and, 46-51 High Street, Brading, Sandown, Isle of Wight.

Site Visits: Members of the former Planning Committee had visited the site previously on 25 May 2012.

Public Participants: Mr Offer (Objector)
Mr Airey (On behalf of Applicant)

Marianne Sullivan (Brading Town Council)

Additional Representations: Following an opportunity for respondents to submit further comments, member's attention was brought to the sole additional response from Brading Town Council. The representation highlighted that previous concerns with the application had since been addressed through the proposed conditions and therefore they had no objection to the application.

Comment: A statement on behalf of the Local Member, Cllr Jonathan Bacon was read out by officers, as he was unable to be present. Members sought clarification on the provision of affordable housing and it was explained this policy was not enacted as the scheme proposed was less than 10 dwellings. It was further stated that the application would contribute to the housing target for Rural Service Centres within the Island Plan Core Strategy.

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

THAT the applications be approved.

Conditions: As per report
(Items 1, 2 and 3)

Application: [TCP/23877/H](#) and [CAC/23877/G](#)

Details: Demolition of tea-rooms and part of cottage; outline for replacement tea-rooms with flat over, detached house and two flats; alterations to cottage; parking; alterations to vehicular access (revised scheme)(revised plans)(readvertised application).

and

Conservation Area Consent for demolition of tea-rooms and part of cottage in connection with outline for replacement tea-rooms with flat over, detached house and two flats; alterations to cottage; parking; alterations to vehicular access (revised scheme).

Willow Tree Tea Gardens, High Street, Godshill, Ventnor, Isle of Wight.

Site Visits: The site was visited by members of the Planning Sub Committee on Friday, 22 June 2012.

Public Participants: Mr S Dyer (Objector)
Mr G Hughes (Godshill Parish Council)
Mr G Hepburn (Agent)

Comment: The Local Member, Cllr Rodney Downer spoke on this item.
There was some discussion regarding the provision of the proposed footway and crossing, with differing views as to how this would alleviate pedestrian and vehicle conflict. Members were concerned on the loss of open space, believing this site by its location to be a focal point in the village, and questioned how the proposal would protect or enhance the character of the area.
There was also an opinion that whilst elements of the application would be acceptable, in its entirety it represented overdevelopment and would be detrimental to character of the street scene.

Decision:

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

A proposal was put forward to approve the application in line with officer recommendation. A vote on the motion was taken and the proposal to approve the application fell.

A further proposal was put forward to refuse the application. In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation.

For (5)

Cllrs George Cameron, Paul Fuller, John Hobart, Richard Hollis, Jerry White.

Against (3)

Cllrs Reg Barry, Arthur Taylor, David Williams.

RESOLVED:

THAT the application be refused.

Reasons:

Members were concerned about the loss and impact on the verdant nature of the character of the area, believing that the design of the new properties represented overdevelopment, detrimental to the street scene and were out of context and did not optimise the potential for the site contrary to policy DM2 of the Island Plan Core Strategy.

(Items 4 and 5)

Application:

[TCP/30931](#)

Details:

Demolition of bungalow; two detached dwellings with vehicular accesses and parking (revised plans showing revised vehicular access/visibility splays and turning area).

The Copse, Eddington Road, Seaview, Isle of Wight.

Site Visits:

The site was visited by members of the Planning Sub Committee on Friday, 22 June 2012.

Public**Participants:**

Mrs Foxley (Nettlestone and Seaview Parish Council)

Mr Burr-Hersey (Applicant)

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.

Members noted that the application was supported by the Parish Council and Local Member, but were concerned in

regard to the impact on trees should the application be approved.

Officers requested that should the application be approved, they be authorised to apply suitable conditions.

Decision:

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

A proposal was put forward to approve the application. In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation.

For (6)

Cllrs George Cameron, Paul Fuller, John Hobart, Arthur Taylor, Jerry White, David Williams

Against (1)

Cllr Richard Hollis

RESOLVED:

- i) THAT the application be approved.
- ii) THAT officers be delegated to apply suitable conditions.

Reasons:

Members noted that the application was supported by the Parish Council and Local Member and were of the view that the development would not have a detrimental impact on the street scene.

(Item 6)

Cllr Jerry White declared a personal and prejudicial interest in this item and left the room.

Application: [TCP/28681/C](#)

Details: Demolition of veterinary surgery; proposed shop with two flats over; parking (revised plans relating to site area (red line), parking layout and design and external appearance of the building) (readvertised application).

18d, Sandown Road, Lake, Isle of Wight.

Site Visits: Members of the Planning Sub Committee had visited the site previously on 23 March 2012.

Public Participants: Mr Cave (Agent)

Comment: It was stated by officers that there were no minimum standards in regard to the dimensions of rooms within developments. Members agreed with the officers concerns regarding the poor living conditions for occupants, with a feeling of enclosure and lack of outlook.

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

THAT the application be refused.

Reasons: As per report
(Item 7)

Cllr Jerry White re-entered the room.

Application: [TCP/30638/B](#)

Details: Demolition of church; construction of detached dwelling; detached garage/boat store with pergola; vehicular access and parking (revised scheme).

Catholic Church, Seafield Road, Seaview, Isle of Wight.

Site Visits: The site was visited by members of the Planning Sub Committee on Friday, 22 June 2012.

Additional Representations: Additional information had been supplied by the Diocese to demonstrate the low level of use over the previous five years and low congregation numbers.

Comment: The Local Member, Cllr Reg Barry had previously spoken on this item prior to its deferral.

Officers highlighted that they had assessed the loss of the use of the church against the Equalities Act (2010), the judgement being that the loss was acceptable as there were other churches in the parish. Members challenged the information supplied by the Diocese, believing it had not been proven there was no other viable use for the building, such as community use.

Members further voiced concern with the design of the proposed replacement dwelling, believing the rear elevation would not enhance the area.

Decision:

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

A proposal was put forward to refuse the application. In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation.

For (3)

Cllrs Paul Fuller, John Hobart, Jerry White

Against (2)

Cllrs Richard Hollis, Arthur Taylor

Abstentions (2)

Cllrs George Cameron, David Williams

RESOLVED:

THAT the application be refused.

Reasons:

Members concluded that insufficient evidence had been supplied to substantiate there were no alternative community uses that were viable, which would retain the building. Members also believed this was a loss of a community facility, which had not been proven as necessary.

(Item 8)

CHAIRMAN