



Minutes

Name of meeting	PLANNING SUB COMMITTEE
Date and time	TUESDAY, 28 AUGUST COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Julie Jones-Evans (Vice Chairman in the Chair), , Paul Fuller, John Hobart, Susan Scoccia, Arthur Taylor, Jerry White, David Williams
Also Present (non voting)	Cllr Brown
Officers Present	Jean Chambers, Phil Salmon, Justin Thorne, Alan White, Simon Wiggins
Apologies	Cllrs Reg Barry, George Cameron, Vanessa Churchman, Richard Hollis

11. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [16 July](#) and [24 July 2012](#) be confirmed.

12. [Declarations of Interest](#)

There were no declarations received at this stage.

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

(a) **Planning Applications and Related Matters**

Consideration was given to items 1 and 2 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/30997](#)
- Details:** Proposed installation of photovoltaic park.
- Part OS parcels, 2040, 2234 and 1127 off, High Street, Whitwell, Ventnor, Isle of Wight.
- Site Visits:** The site was visited by members of the Planning Sub Committee on Friday, 24 August 2012.
- Public Participants:** Mr Carter (Objector)
Mr Long (Agent)
- Additional Representations:** A third party had raised a number of questions including surveying of the cable route, calibration of equipment for poor weather conditions and the interpretation of government policies and guidelines on the siting of photovoltaic panels.
- Highway Engineers had suggested that should the application be approved, traffic movements during construction should be managed, owing to the confined nature of Whitwell High Street and the restricted visibility for passing motorists. Management measures such as the use of a banksmen and temporary signage could be controlled through the addition of a further condition.
- Amendments:** It was noted that Paragraph 9.1 of the published report incorrectly stated that the application site was outside of the AONB and should read inside.
- Comment:** Members sought clarification on issues including light pollution, additional screening and its management, controls regarding access and impacts on archaeology.
- Officers further advised members that the application had been assessed on its own merits against the impact on the character of the AONB and that should this application be approved, this would not set a precedent for further applications.
- 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
12) Prior to any works commencing on site, a traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. The traffic management plan shall indicate the measures proposed to be implemented to reduce the overall impact of construction traffic movements associated with the development. The plan shall be strictly complied with during the construction process, unless prior written consent has been granted by The Local Planning Authority to variation.
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 1)

Application: [TCP/31073](#)
Details: Juliet Balcony and first floor window on south west elevation.
85 Sylvan Avenue, East Cowes, Isle of Wight.
Site Visits: The site was visited by members of the Planning Sub Committee on Friday, 24 August 2012.
Public Participants: Mr Pointon (Applicant)
Comment: Members accepted the officer view that approval would not cause any detrimental overlooking issues and noted that no objections had been received from the immediate neighbours.
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 2)

(b) [Appeal Quarterly Report](#)

Officers highlighted that the report summarised the first quarter performance of the authority in respect to planning appeals. It was stated that whilst it was too early to gauge performance against the government upper target of 30% of appeals being upheld, the authority was currently on target.

Members enquired regarding an authority's right to challenge a Planning Inspectors decision and were advised that such a challenge would have to be

in relation to a procedural error or a point of law and such a challenge would have to be heard by a high court, and that such a challenge was rare.

CHAIRMAN