



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 5 JULY 2016 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Bob Blezzard (Chairman), Ray Bloomfield, David Eccles, Paul Fuller, Stuart Hutchinson, Matthew Price, Roger Whitby-Smith
Also Present (non voting)	Cllrs Gordon Kendall, Bob Seely
Officers Present	Marie Bartlett, Ben Gard, Mike Gildersleeves, Richard Holmes, Wendy Perera
Apologies	Cllrs Julia Baker-Smith, John Howe, Geoff Lumley, Graham Perks

9. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [31 May](#) and [13 June 2016](#) be confirmed.

10. [Declarations of Interest](#)

Councillor David Eccles declared a non-pecuniary interest in minute number 12 (2) – Meadows, Colwell Road, Freshwater. He was not present during the discussion or voting thereon.

Councillor Roger Whitby-Smith declared a personal interest in minute number 14 as he knew one of the speakers from the business group in Ryde

11. **Report of the Head of Planning and Housing Services**

Planning Applications and Related Matters

Consideration was given to items 1 - 4 of the report of the Head of Planning and Housing 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:

[P/00141/16](#)

Details:

Demolition of clubhouse, chalets, swimming pool, managers dwelling, maintenance and other ancillary buildings; redevelopment comprising 63 units of holiday accommodation, clubhouse, swimming pool and service buildings

Atherfield Bay Holiday Camp, Military Road, Atherfield, Ventnor, Isle of Wight

Site Visits:

The site was visited by members of the Planning Committee on Friday, 1 July 2016.

Public Participants:

John Cirrone – Brighstone Parish Council
Chek Whyte - Applicant

Additional Representations:

Officers advised that an amendment to condition 26 and the recommendation had been proposed to include for the provision of a legal agreement. A letter from the head of Business development of a holiday company had been received and was summarised.

Comment:

The Local Member, Councillor Bob Seely, spoke on this item.

The Committee questioned if a phasing condition could be included if the application were approved, they were advised by officers that it would be reasonable to include a condition.

Concerns were raised regarding the traffic speeds on the main road accessing the site, members were advised by the Island Road representative that the access had been assessed and considered when making their comments on the application. It was noted that to reduce the speed limit would require a different process, although traffic speed wasn't believed to be a sustainable reason for Island Roads to recommend refusal.

Members asked if the site would be made available to local residents and if the access to the beach would be retained, they were advised that an informative could be added to the site being available to residents and the footpath to the beach was outside of the application site although a request could be made through a Section 106 agreement for a contribution towards maintenance of the footpath to the beach.

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 the application be approved subject to the revision of Condition 26 to include the need for a Section 106 agreement, and a financial contribution be made for the footpath to the beach.
- (II) THAT a phasing condition be included in the permission the wording of which was to be delegated to officers.
- (III) THAT Officers be granted delegated authority to negotiate an appropriate financial contribution relating to improvement or maintenance of the beach access subject to the viability of the scheme.
- (IV) THAT an informative be added to request facilities be made available to residents.

As per report (Item 1)

Councillor David Eccles declared an interest and left the room for this item.

Application:

[P/00109/16](#)

Details:

Outline for 20 dwellings; formation of vehicular access (revised plans)

Meadows, Colwell Road, Freshwater, Isle of Wight, PO40 9SW

Site Visits:

The site was visited by members of the Planning Committee on Friday, 1 July 2016.

Public Participants:

Mick Dunn – Objector
George Cameron – Freshwater Parish Council
Martha James - Agent

Additional Representations:

A set of photographs had been supplied by the local member on behalf of the residents of 'Kimberley' these provided examples of surface water flooding around the property.

Comment:

Councillor Stuart Hutchinson read a prepared speech Written by the Local Member Councillor David Eccles.

Concerns were raised regarding surface water flooding on neighbouring properties, the Committee were advised that a suitable drainage approach had been suggested and a condition to deal with this had been recommended.

The Committee were advised that there would be nothing preventing the applicants and Parish council working together prior to the submission of a reserved matters application to set the threshold for the mix of properties on 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 and resolved:

RESOLVED:

- (I) THAT the application be approved.
- (II) THAT the Parish Council and Local Ward Member be involved in discussions regarding the mix of housing prior to the submission of a reserved matters application.

Conditions:

As per report (Item 2)

Councillor David Eccles returned to the meeting.

Application:

[P/00285/16](#)

Details:

Outline application for up to 9 residential units; formation of vehicular accesses (revised scheme)

Land adjacent to Popes Cottage, Steyne Road, Bembridge, Isle of Wight.

Site Visits:

The site was visited by members of the Planning Committee on Friday, 1 July 2016.

Public Participants:

Peter Pusey – Objector
Gavin Hall - Agent

Comment:

The Local Member, Gordon Kendall, spoke on this item.

Concerns were raised regarding who would be responsible if nearby properties flooded as a result of the development, and were told that it would be a civil matter between the home owner and developer.

The Committee were advised that the balancing pond had been designed to cope with worst case scenario. Members were also asked to note condition 11 which required details to be submitted prior to work commencing on foul and surface water 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:

RESOLVED:

- (I) THAT the application be approved.
- (II) THAT an informative be added to request if the drainage scheme could be extended to include number 63 Steyne Road.
- (III) THAT the applicant involve the Parish Council in the development of the drainage scheme prior to its submission to the Council for agreement.

As per report (Item 3)

12. Procedure Rule 22

A proposal to extend the meeting by up to one hour was proposed and seconded.

RESOLVED:

THAT the meeting be extended by up to 30 minutes.

13. Planning Applications and Related Matters continued.

Application:

[P/00160/16](#)

Details:

Construction of end of terrace dwelling with parking; alterations to no. 9 (revised scheme) (revised plans and corrected description)

9 Chapel Road, Ryde, Isle of Wight, PO33 3RT

Site Visits:

The site was visited by members of the Planning Committee on Friday, 1 July 2016

Public Participants:

Chris Owens – Objector

Nigel Smith – on behalf of the applicant

Comment:

Members questioned the reason for the recommendation and believed that by using certain materials that would let more light into rooms would remove the issue. Officers advised that to request amendments to the scheme to create more light into rooms would require a fundamental change to the current scheme. Officer went on to inform that loss of light had not been the only reason for the recommendation. Living conditions of the neighbouring property (no 9) had also been considered when reaching the decision.

Decision:

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

A proposal to approve the application was made and seconded, in compliance with the council's Constitution a named vote was taken.

For (3)

Councillors Bob Blezzard, Stuart Hutchinson, Roger Whitby-Smith

Against (4)

Councillors Ray Bloomfield, David Eccles, Paul Fuller, Matthew Price

The proposal therefore fell and a further proposal to refuse the application in line with the officers recommendation was made and seconded

RESOLVED:

THAT the application be refused

As per report (Item 4)

14. Members' Question Time

Councillor Ray Bloomfield asked a question in relation to Southern Water attending a meeting and why they didn't seem to recommend refusal to applications consulted on. He was advised by the head of Planning and Housing that Southern Water had two teams, one was responsible for connection and the other capacity. There was a medium term plan for major investments in particular areas which would feed into the process.

Councillor Roger Whitby-Smith asked a question regarding the number of large housing developments being approved across the Island and understood that developers had difficulty in selling the properties once finished would it be possible to call a moratorium to only approve small developments. He was told that all applications were determined in line with the Island Core Strategy 2011 – 2027 whereby 520 new homes were required to be built on the Island each year. The Local Planning Authority was not in a position to be refusing housing developments based on vacant new homes across the island it was believed that land values would increase. Concerns were acknowledged although officers were working within agreed policies.

Councillor Paul Fuller asked if there would be an annual site visit in line with the constitution, the Chairman advised that it would be arranged.

Councillor David Eccles asked if it was time to consider reviewing the Island plan and core strategy. The head of Planning and Housing advised that this would need to be discussed with the relevant Executive member. He was also asked to note the resources within the planning department and that staff were occupied in working towards AAPs and wouldn't have the necessary resources to do the additional work a review would mean.

CHAIRMAN