



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 9 AUGUST 2016 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Bob Blezzard (Chairman), David Eccles, Paul Fuller, Richard Hollis, John Howe, Gordon Kendall, Geoff Lumley, Matthew Price, Richard Priest, Dave Stewart, Roger Whitby-Smith
Also Present (non voting)	Cllr Julia Baker-Smith
Officers Present	Marie Bartlett, Russell Chick, Mike Gildersleeves, Wendy Perera, Justin Thorne, Alan White (on behalf of Island Roads), Sarah Wilkinson

15. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [5 July 2016](#) be confirmed.

16. [Declarations of Interest](#)

Councillor Dave Stewart declared an interest in minutes number 17 (2) – Section of highway east of Undercliff Gardens Nursery, The Undercliff Drive, Ventnor, Isle of Wight as part of the application was in his ward and he would speak as local member. He was did not vote on the application.

Councillor Paul Fuller declared a prejudicial interest in minute number 17 (4) – 38 Castle Road, Cowes, Isle of Wight as the neighbour is a colleague with a close working relationship. He was not present during the discussion or voting thereon.

Councillor Paul Fuller declared an interest in minute 17 (1) – Christ the King College, Wellington Road, Newport, Isle of Wight as he was a member of the local access forum who had made comment on the Greenway.

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

(a) **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/00649/16](#)

Details:

Demolition of school buildings on upper (southern) and lower (northern) sites (excluding the existing 6th form building); construction of 2/3 storey school, associated sports pitches and courts; alterations to vehicular and pedestrian accesses; car parking and landscaping at upper (southern) site; provision of bus layby and drop off facilities including new pedestrian access; car parking ; landscaping and temporary siting of 7 mobile classrooms on lower (northern) site

Christ the King College, Wellington Road, Newport, Isle of Wight, PO30 5QT

Site Visits:

The site was visited by members of the Planning Committee on Friday, 5 August 2016.

Public Participants:

Andrew White - Agent

Additional Representations:

One additional letter of support had been received from a local resident. Email exchanges had taken place regarding the Gunville Greenway project, Officers advised that the proposed development would not alter the land around the proposed route of the Greenway.

Amendments:

Following the submission of a swept path analysis officers had re-worded condition 8.

Comment:

Concerns were raised regarding the level of traffic that would be created as the school increased in size. The use of Taylor Road was questioned and officers advised that the school was not increasing pupil numbers. It was deemed reasonable to request that the school provide the use of Taylor road as it was not within their ownership.

The Committee questioned the safety of moving pupils from the bus on the northern site to the school on the southern site, they were advised that the school successfully operates across both sites with the management of pupils moving between the two sites on a regular basis, the proposed development would reduce the number of pupil

movements between the two sites.

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

8. Development shall not begin, with the exception of the relocation of the mobile classrooms and demolition works, until details of the remodeling of the existing vehicle access serving the southern site from Wellington Road (as detailed in drawing no. CKC-SLR-00-XX-DR-L-(90.4)020 P02) to include any necessary works to the adjacent zebra crossing and raised plateau junction between the proposed service road and the highway have been approved in writing by the Local Planning Authority; and the approved works shall subsequently be implemented in accordance with a construction phasing plan to be submitted to and approved by the Local Planning Authority.

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

As per report (Item 1)

Application:

[P/00405/16](#)

Details:

Re-alignment of existing highway to provide new single track access road; associated excavation and removal of trees; formation of public right of way to align with Undercliff Drive; two proposed turning heads and associated landscaping (Revised description).

Section of highway east of Undercliff Gardens Nursery, The Undercliffe Drive, Ventnor, Isle of Wight.

Site Visits:

The site was visited by members of the Planning Committee on Friday, 5 August 2016.

Public Participants:

Tim Wright – Objector

Jon Bolieau Goard – On behalf of Niton and Whitwell Parish Council

Additional Representations:

Revised plans had been submitted to the Local Planning Authority which showed a proposed passing bay with the realigned section of road. This had been required within a proposed condition if the application were to be approved. The proposed verge would also be increased from 1m to 1.5m in width.

Island Roads had also submitted additional comments in respect of the revised plans. As a result, officers had amended conditions 2 and 9 to include the revised plans. The Highway Engineer had also requested an additional condition to secure measures to prevent vehicles using the restricted section of highway. The proposed footpath link would remain sufficient width to allow small vehicles to pass along the route. To prevent this it had been suggested that staggered barriers would be agreed and implemented.

Additional conditions had been included in the recommendation which required advanced warning signs to be installed to warn of the restrictions. Officers had also amended the wording of conditions 3 and 10.

To ensure the materials would be removed prior to the new road being brought into use condition 13 had been added to the recommendation.

Comment:

Councillor Dave Stewart spoke as Local Member on this item, but in accordance with paragraph 24 of the code of practice, in the Council's constitution, he did not vote.

The Committee was assured that there would not be a restriction on future planning applications in the area.

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:

2. The development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plans, numbered below:

30594-RAM-0000DR-CR-001 Rev D
30594-RAM-0000DR-CR-005 Rev B

17863/GT/8D/001 Rev B

201 Rev C1
202 Rev P1

Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policy DM2 Design Quality for New Development of the Island Plan Core Strategy.

3. Notwithstanding the details shown on the approved plans, no boundary treatments, including any replacement or repairs to stone walls, shall be installed or undertaken until details have been submitted to and approved in writing by the

Local Planning Authority of the positions, design, materials and type of boundary treatment to be erected at the site. The boundary treatments shall be completed in accordance with a timetable to be agreed by the Local Planning Authority. The external faces of the gabion baskets to support the eastern turning head shall be finished with natural stone. Development shall be carried out in accordance with the approved details.

Reason: In the interests of maintaining the amenity value of the area and to comply with policy DM2 Design Quality for New Development of the Island Plan Core Strategy.

9. The access road hereby approved shall not be brought into operation until the vehicle passing bay as detailed on drawing no. 201 Rev C1 dated 11.07.16 has been constructed and thereafter implemented.

Reason: To allow suitable space for vehicles to pass within the highway, in the interests of highway safety and to comply with the requirements of policy DM2 (Design Standards for New Development) of the Island Plan Core Strategy.

10. No removal of the contaminated material shown on drawing number 201 Rev C1 shall commence until there has been submitted to and approved in writing by the Local Planning Authority a) and b) below. Parts c) and d) shall be required as necessary.

- a) a desk-top study documenting all previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research report no 11 and BS10175:2011+A1:2013; and, unless otherwise agreed in writing by the Local Planning Authority,
- b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk-top study in accordance with BS10175: 2011+A1:2013 – “Investigation of Potentially Contaminated Sites – Code of Practice”; and, unless otherwise agreed in writing by the Local Planning Authority,
- c) a remediation scheme to deal with any contaminant including an implementation timetable, monitoring proposals and a remediation verification methodology. The verification methodology shall include a sampling and analysis programme to confirm the adequacy of decontamination and an appropriately qualified person shall oversee the implementation of all remediation.
- d) The investigator shall provide a report, which shall include confirmation that all remediation measures have been carried out fully in accordance with the scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been carried out.

Removal of the contaminated material shall not commence until such time as is approved by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that where necessary, the land is remediated to an appropriate standard in order to comply with Part IIA of the Environmental Protection Act 1990.

Additional Conditions:

11. The realigned road and footway link shall not be brought into use until to a barrier / bollard / stile system limiting the use of the footway link to pedestrians / cyclists and equestrians only and to be installed at either end of the route has been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be installed prior to the access road and footpath link being brought into use and shall be retained thereafter.

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

12. The realigned road and footpath link hereby approved shall not be brought into use until an advance warning signage scheme (in accordance with the Traffic Signs Regulations and General Directions 2016 to inform motorists of a no through route to motorised vehicles) has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be installed prior to the access road and footpath link being brought into use and shall be retained thereafter.

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

13. Within 2 months of the realigned road being brought into use, the former road and all associated materials shall be removed and the land profiled to the levels shown on the approved plans, in accordance with the mitigation measures set out within the Arc Ecology Report dated February 2015 and the requirements of condition 11.

Reason: To reduce potential for land movement, in the interests of the character and appearance of the AONB landscape, to allow mitigation landscaping to establish and to comply with the requirements of conditions SP5 (Environment), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

As per report and additional conditions (Item 2)

Application:

[P/00247/16](#)

Details:

Demolition of garages and store; proposed detached dwelling; alterations to vehicular access

Baytrees, Colwell Road, Freshwater, Isle of Wight, PO409NB

Site Visits:

The site was visited by members of the Planning Committee on Friday, 5 August 2016.

Public Participants:

George Cameron – on behalf of Freshwater Parish Council
Michael Gosling - Applicant

Comment:

Councillor David Eccles spoke as Local Member on this item, but in accordance with paragraph 24 of the code of practice, in the Council's Constitution, he did not vote.

The Committee raised concerns regarding the size of the proposed property and overlooking into 4 Martines Close. Officers advised that the first floor windows of the proposed property would serve bedrooms which were not considered to be used as often during the day, which would minimise the amount of overlooking.

Members were informed that Freshwater had commenced with their neighbourhood plan which would need to be properly evidenced to demonstrate the appropriate number of four bed properties needed in the local area.

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

A proposal to approve the application was moved and seconded.

The proposal fell, therefore a further proposal to refuse the application due to the position of the dwelling and overlooking to 4 Martine Close was made and seconded, in compliance with the council's constitution a named vote was taken:

For (6)

Councillors Richard Hollis, John Howe, Gordon Kendall, Matthew Price, Dave Stewart, Roger Whitby-Smith

Against (4)

Councillors Bob Blezzard, Paul Fuller, Geoff Lumley, Richard Priest

RESOLVED:

- (I) THAT the application be refused.
- (II) THAT members delegated authority to officers to appropriately word a reason for refusal on the concerns expressed.

Reason:

There is an element of overlooking and loss of privacy that would be unacceptable in this case, bearing in mind the distance between the two properties there are certain elements that brings the proposed property closer to the boundary of 4 Martines Close.

(Item 3)

Councillor Paul Fuller declared an interest and left the room for this item.

Application:

[P/00172/16](#)

Details:

Demolition of dwelling; replacement dwelling to include undercroft parking; proposed outbuilding to form boat store and sail loft (revised plans and additional information)

38 Castle Road, Cowes, Isle of Wight, PO317QZ

Site Visits:

The site was visited by members of the Planning Committee on Friday, 5 August 2016.

Public Participants:

Diana Deacon – Objector

David Long - Agent

Comment:

Councillor Paul Bertie spoke as Local Member on this item.

Members questioned how far forward the proposed dwelling would be in relation to neighbouring properties. They were also concerned with the size of the proposed development as it would be 3 times the size of the original dwelling. They were informed that there was no definitive building line to properties on Castle Road, and that the proposed building would comprise of a mixture of one, two and three storey elements to reduce the impact on neighbouring properties.

The Committee were asked to consider the impact the development would have in relation to Northwood house as a listed building and the character and appearance of the area which included the designated conservation area.

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 refuse the application was made a seconded, in compliance with the council's constitution a named vote was taken.

For (8)

Councillors David Eccles, Richard Hollis, John Howe, Gordon Kendall, Matthew Price, Richard Priest, Dave Stewart, Roger Whitby-Smith

Against (2)

Councillors Bob Blezzard, Geoff Lumley

RESOLVED:

- (I) THAT the application be refused.
- (II) THAT members delegated authority to officers to refine the final wording of the reason for refusal.

Reason:

The proposed development due to its position, height, scale and mass, in combination with the existing building line would result in an unacceptable impact on the Conservation Area and would cause overlooking of neighbouring properties. As such, the proposal would fail to conserve or enhance, contrary to policies DM2 (Design Quality) and DM11 (Historic Built Environment) of the Island Plan.

(Item 4)

(b) [Appeals Report Summary](#)

RESOLVED:

THAT the appeals report summary for May and June 2016 be noted

CHAIRMAN