



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 25 OCTOBER 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, John Howe, Gordon Kendall, Matthew Price, Roger Whitby-Smith
Also Present (non voting)	Cllrs Julia Baker-Smith
Officers Present	Marie Bartlett, Mike Gildersleeves, Wendy Perera, Justin Thorne, Alan White (on behalf of Island Roads), Sarah Wilkinson
Apologies	Cllrs Richard Hollis, Geoff Lumley, John Nicholson

18. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [9 August 2016](#) be confirmed.

19. [Declarations of Interest](#)

There were no declarations received at this stage.

20. **Report of the Head of Place**

Planning Applications and Related Matters

Consideration was given to items 1 - 4 of the report of the Head of Place.

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/01020/16](#)

Details:

Proposed front and rear extensions; replacement enlarged roof to include living space within and balcony at first floor level; alterations; cladding (revised plans)

Reedham, Duver Road, Seaview, Isle Of Wight, PO34 5AJ

Site Visits:

The site was visited by members of the Planning Committee on Friday, 21 October 2016.

Public Participants:

Mr R Dimpfl - Objector

Mrs S Parker - Objector

Cllr Thomas-Foxley – on behalf of Nettlestone and Seaview Parish Council

Mr R Webb Agent

Additional Representations:

It was noted that a typographical error in the 'Main Considerations' section, which should read 'Flood risk'

Comment:

Councillor Reg Barry spoke as Local Member on this item

Concerns were raised regarding the size of the proposed building, given its locality with the Conservation Area and nearby Listed Buildings. Officers advised that they believed the increased size of the proposed development was acceptable and would sit comfortably in the street scene.

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 refuse the application was made and seconded, in compliance with the Council's Constitution a named vote was taken

For (3)

Councillors Gordon Kendall, Matthew Price, Roger Whitby-Smith

Against (5)

Councillors Ray Bloomfield, David Eccles, Paul Fuller, John Howe, Bob Blezzard

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

RESOLVED:

THAT the application be approved
As per report (Item 2)

Application:

[P/00917/16](#)

Details:

Proposed agricultural barn to include alterations to vehicular access (revised scheme)

Part OS parcel 2976, off, Apse Manor Road, Shanklin, Isle Of Wight

Site Visits:

The site was visited by members of the Planning Committee on Friday, 21 October 2016.

Public Participants:

Mr B Pike – Objector
Mr D Long - Agent

Comment:

Officers advised that a letter from the applicant had been circulated to all members of the Committee. The comments made did not change the officers recommendation.

The Committee raised concerns regarding the number of parking spaces being provided with the proposed development, and if these would be used for cars or storage of large vehicles. Officers explained that there was not control of what type of vehicle would be parked in a parking space. There was also a number of employees who would be required to park at the site.

Officers advised that they accepted the need for the proposed agricultural barn although the proposed location raised concerns as they believed there were locations that would make the proposed building less intrusive.

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 refused.

Conditions:

As per report (Item 3)

Application:

[P/00734/16](#)

Details:

Extensions at 1st and 2nd floor levels to provide additional treatment room and staff room

Britannias, Bath Road, Ventnor, Isle Of Wight

Site Visits:

The site was visited by members of the Planning Committee on Friday, 21 October 2016.

Public Participants:

Rowina Amos - Applicant

Comment:

Councillor Julia Baker-Smith spoke on behalf of the Local Member on this item.

The Committee questioned who would be responsible for the maintenance of the wall and were advised that it would be the responsibility of the land owner.

Members believed that the proposed development would enhance and maintain the Conservation Area in Ventnor.

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 (7)

Councillors Bob Blezzard, Ray Bloomfield, David Eccles, Paul Fuller, John Howe, Matthew Price, Roger Whitby-Smith.

Abstain (1)

Councillor Gordon Kendall

RESOLVED:

(I) THAT the application be approved

(II) THAT member delegated authority to officer to appropriately word conditions for approval.

As per report (Item 3)

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

Application:

[P/00996/16](#)

Details:

Proposed 20 no. beach huts (revised scheme)

Land west of Kiddies Corner, off, Colwell Chine Road, Freshwater, Isle Of Wight

Site Visits:

The site was visited by members of the Planning Committee on Friday, 21 October 2016.

Additional Representations:

Following publication of the report it was noted that paragraph 5.8 should read Totland Parish Council and that the site was not within the boundaries of the Freshwater Neighbourhood Plan, as suggested in paragraph 4.3 of the report.

Comment:

Members asked if the condition relating to Japanese Knotweed would be enforced, they were advised that this was covered by Defra and the condition would be enforced if the application were approved.

There was some discussion relating to the colour of the beach huts, members were advised that there were two different types of colour on the nearby beach huts and it would be up to the land owner if a restriction on colour would be made. Although an informative could be added to the decision to indicate the Members desire to see pastel shades to the huts.

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

(II) THAT an informative be included on the decision notice not to restrict the colour of the beach huts.

Conditions:

As per report (Item 1)

21. **[Planning enforcement performance and appeals report summary](#)**

The Head of Place advised members that this was part of the improvement by the Local Planning Authority to update the Committee of appeals and enforcement issues received.

The Committee asked if the figures could be broken down and further information included such as if the decision was made by Officers or Committee and which ward area they were in. They were advised that a map showing where the site was with a colour indicating if it had been upheld or dismissed by the inspector.

The Executive Member for Planning and Housing thanked enforcement officers and Legal officers for the work undertaken at a site in Whippingham that resulted in a successful outcome.

RESOLVED:

- (I) THAT the planning enforcement performance update be noted
- (II) THAT the appeals report summary be noted

22. **Members' Question Time**

Councillor John Howe asked a question in relation to enforcing conditions on holiday homes. He was advised that due to resources in the planning department it was difficult to ensure this happened although it was hoped that the Executive Member who was present would take the concerns forward.

CHAIRMAN