



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 24 JANUARY 2017 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Bob Blezzard (Chairman), Ray Bloomfield, Paul Fuller, Richard Hollis, John Howe, Gordon Kendall, Geoff Lumley, John Nicholson, Matthew Price, Roger Whitby-Smith
Also Present (non voting)	Cllrs Daryll Pitcher, Luisa Hillard
Officers Present	Marie Bartlett, Russell Chick, Mike Gildersleeves, Justin Thorne, Alan White (on behalf of Island Roads), Sarah Wilkinson
Apologies	Cllr David Eccles

23. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [25 October 2016](#) be confirmed.

24. [Declarations of Interest](#)

Councillor Richard Hollis declared an interest in minute 25 (2) – Venture Quays/Trinity House Depot and Wharf/Red Funnell Marshalling Yards, located in vicinity of Dover Road and, Castle Street, East Cowes as he used Red Funnel services.

25. **Report of the Head of Place**

Planning Applications and Related Matters

Consideration was given to items 1 - 5 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/00740/16](#)

Details:

Proposed pair of semi-detached dwellings with parking

Fairwinds, Buckbury Lane, Newport, Isle Of Wight, PO302NJ

Site Visits:

The Site was visited by members of the Planning Committee on Friday, 20 January 2017.

Public Participants:

Robert Setz (Objector)

Sharon White (Objector)

Andrew White (Agent)

Additional Representations:

Officers advised that comments from Island Roads had been omitted from the report and provided a summary of the representation received.

Comment:

Councillor Geoff Lumley 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.

Concerns were raised regarding the stability of the site and asked if it would be reasonable to request a geotechnical survey to be completed prior to commencement of works. Officers advised that if the proposed development was approved Building Control would ensure the correct ground tests would be undertaken once an application was made and footings commenced.

Members questioned the need for a construction management plan condition to establish traffic movement, parking and deliveries during construction of the proposed dwellings. Officers agreed that a condition would be reasonable.

The Committee raised concerns about the windows on the top floor of the proposed dwellings and were told they must consider the application as submitted. Members were informed that side elevation windows, other than those at lower ground floor level, would be obscure glazed due to planning conditions.

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 subject to an additional condition which requested a construction management plan be requested prior to commencement.

(Item 1)

Application:

[P/01235/16](#)

Details:

Demolition, site clearance and provision of expanded vehicle marshalling facilities; proposed taxi/drop off area and dropped trailer storage compound associated with existing ferry operations; proposed platform; stopping up of Dover Road slipway and public footpath to the west of Trinity Yard

Venture Quays/Trinity House Depot and Wharf/Red Funnel Marshalling Yards, located in vicinity of Dover Road and, Castle Street, East Cowes, Isle of Wight.

Site Visits:

The Site was visited by members of the Planning Committee on Friday, 20 January 2017.

Public Participants:

Martha James (Objector)

Margaret Webster (East Cowes Town Council)

Murray Carter (applicant)

David Thornton (Supporter)

Peter Tomlinson (Supporter)

Additional Representations:

Errors contained within the published report had been corrected. An additional third party objection had been received, and a representation had been submitted by the applicant outlining the key benefits of the proposed scheme.

Comment:

Councillor Luisa Hillard spoke as Local Member on this item

Members questioned if the existing public slipway would be retained and were advised by officers that an alternative had been identified from a choice of three areas to accommodate a public slipway.

The Committee noted that the buildings proposed for demolition were empty, although it was unknown for how long. It was explained that the use of the buildings would be for general industrial use and not restricted to marine manufacturing only. There was concern that skilled employment would be lost if these businesses were forced to change locations.

It was noted that this interim scheme would resolve long term issues for the applicant by way of holding almost a ferry load or vehicles in one area, which was currently split across two sites, however this was seen to be a luxury. Optimisation of the existing terminal facilities had not been considered.

The Committee inquired if they could split the decision, and were advised by the Head of Place that the reasons for the request were understandable and reasonable.

Members raised concerns that the applicants hadn't appeared to have consulted with local residents regarding the proposed scheme and were disappointed.

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 split the decision to approve Trinity Wharf site and refuse the redux site, in compliance with the Council's Constitution a named vote was taken.

For (7)

Councillors Ray Bloomfield, Richard Hollis, John Howe, Gordon Kendall, John Nicholson, Matthew Price, Roger Whitby-Smith

Against (3)

Councillors Bob Blezzard, Paul Fuller, Geoff Lumley

RESOLVED:

THAT a split decision be issued to approve the Trinity site and refuse the redux site

The justification for this decision was that in the opinion of Members the applicant needed to work within their existing facilities and by granting approval to part of the site it allowed them a larger space to work with.

Following the vote, the Head of Planning Services invoked the cooling off period. Therefore the application would be brought back to the next available meeting for further consideration.

(Item 2)

26. [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 one hour.

27. Planning Applications and Related Matters continued.

Application:

[P/00760/16](#)

Details:

Proposed residential development of 80 dwellings, and associated access roads, public open space, attenuation ponds and infrastructure (re-advertised application) (additional highway/parking and ecology information submitted)

land south of Westridge Farm, and to rear of 10 to 38 Circular Road, off, Hope Road, Ryde, Isle of Wight.

Site Visits:

The Site was visited by members of the Planning Committee on Friday, 20 January 2017.

Public Participants:

Mark Gaskin (Objector)

Time Wakeley (Ryde Town Council)

David Long (Agent)

Additional Representations:

Seven letters of representation had been submitted which did not raise any further points than those already received. The Agent had provided clarification in response to third party comments. Officers also recommended a further condition regarding the proposed car park on the site.

Comment:

Councillor Roger Whitby-Smith 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.

Officers clarified that the double yellow lines proposed on Hope Road if the application was approved would not be along the length of the road but would be limited to a section to allow for a passing bay.

Members sought clarity on the species of the Bat which was found on site during the ecological surveying and the capacity of drainage in the locality.

Members raised concerns regarding the proposed access, onto Hope Road, which was a busy road. They asked if another access onto the site had been considered by the applicant. The Island Roads representative advised that the road network in the area would be upgraded which would include footways, Island Roads had raised no objection to the proposed development including the access subject to a condition being included.

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 refused the application was proposed and seconded, in compliance with

the Council's Constitution a named vote was taken.

For (8)

Councillors Ray Bloomfield, Paul Fuller, Richard Hollis, John Howe, Gordon Kendall, Geoff Lumley, John Nicholson, Matthew Price

Against (1)

Councillor Bob Blezzard

RESOLVED:

THAT the application be refused

Reason:

The Committee believed that the proposed access was inadequate.

(Item 3)

28. [Procedure Rule 22](#)

A proposal to extend the meeting by up to one hour was proposed but was not seconded and therefore the motion fell.

A further proposal to adjourn the meeting to a date to be agreed was proposed and seconded.

RESOLVED:

THAT the meeting be adjourned to a date to be agreed.

The meeting then adjourned and reconvened on Thursday, 2 February 2017 in the Council Chamber, County Hall, Newport, Isle of Wight, commencing at 4.30pm

Present: Cllrs Bob Blezzard (Chairman), Paul Fuller, John Howe, Gordon Kendall, Geoff Lumley, Matthew Price, Roger Whitby-Smith

Also Present Cllrs Rodney Downer, Daryll Pitcher

(non voting)

Officers Present: Marie Bartlett, Russell Chick, Brett Lindsay (On behalf of Island Roads), Wendy Perera, Sarah Wilkinson

Apologies: Cllr Ray Bloomfield, David Eccles, Richard Hollis, John Nicholson,

Application:

[P/01453/16](#)

Details:

Demolition of buildings; construction of 2/3 storey building to provide 600 place secondary school with associated landscaping

Carisbrooke College, Mountbatten Drive, Newport, Isle of Wight.

Site Visits:

The Site was visited by members of the Planning Committee on Friday, 20 January 2017.

Public Participants:

Mr A Newman (Objector)

Chris Hougham (Newport Parish Council)

Andrew White (Agent)

Additional Representations:

Eight letters of objection had been received since the publication of the report raising concerns regarding inconsistency in current pupil numbers, inaccuracies in the plans, loss of hard play, acreage of the site that should be retained and the operator of the site in the Design and Access Statement. No changes to the recommendation resulted from the comments.

Comment:

The Committee was advised that additional representation had been received by the officer during the adjournment of the Committee from the previous week.

Members questioned the use of Taylor Road and officers advised that discussion had commenced regarding bringing Taylor Road into use although this was outside of the application site and therefore not for consideration by the Planning Committee.

Concerns were raised that the possible future development of land opposite the school for housing would put additional pressure on the road network. Officers confirmed that this would be a material consideration for the housing development and not the current application.

Concerns were raised that the proposal significantly reduced the size of the school and questioned if there was adequate room on the site to increase the size of the building if required. They were also concerned that numbers of mobile classrooms would not then be installed on the site. Officers advised that the decision to reduce numbers at the school was not one of the planning authority but had previously been agreed by executive. However there would be capacity to expand the building, if required at a later date.

There was some discussion regarding the road network in the area which serviced two secondary schools and one primary school which had a huge impact on the area during drop off and pick up times. Officers informed the Committee that there was no provision to request contributions from education development towards road networks.

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 amendment to condition 10 to read prior to commencement of works.
- (III) THAT condition 8 be amended to 50 cycles
- (IV) THAT an informative be added to the decision

Informative:

For discussions to take place with the Local Authority to ensure that future developments in the area contribute to the funding or bringing Taylor Road into use and Improvements to Taylor Road be taken as a priority from any sale of the land that had been passed back to the council.

(Item 4)

Application:

[P/01344/16](#)

Details:

Outline for construction of six dwellings

land west of 53-59 West Street and, south of 70 West Street, Rew Lane, Wroxall, Ventnor, Isle of Wight.

Site Visits:

The Site was visited by members of the Planning Committee on Friday, 20 January 2017.

Public Participants:

Dan Russell (Objector)

Jamie Butler (Applicant)

Comment:

Councillor Rodney Downer spoke as Local Member on this item

Concerns were raised regarding the width of the road and the problems construction traffic may have. Officers informed the Committee that a condition requesting a construction management plan prior to the commencement of works on the site was reasonable.

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 condition 6 be amended to request a Construction Management Plan.

(Item 5)

29. **Members' Question Time**

Councillor Roger Whitby-Smith questioned the chairman's response to a question put to him following the previous week's Planning Committee by the County Press and requested an apology to all members. Councillor Bob Blezzard advised that due to a family bereavement he had unfortunately not contacted the council's media team before responding. When making the comment regarding training he had included the whole of the Committee which included himself. There was no intention to offend anyone in the statement made.

Councillor Kendall agreed with Councillor Whitby-Smith's statement and added that as the Chairman Councillor Blezzard was speaking on behalf of the Planning Committee and therefore he should have made it clear that the statement was his, and not that of the Committee's. Councillor Blezzard explained that it seemed clear the comment made was his due to the vote for and against the application in question.

Councillor Geoff Lumley asked why there were a number of councillors absent at the reconvened meeting. Councillor Bob Blezzard acknowledged that Councillor Lumley had been advised that he had changed his arrangements to enable him to attend the meeting, although he was unable to explain why members were absent, he went on to advise that three members had sent apologies.

CHAIRMAN