



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 28 FEBRUARY 2017 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Bob Blezzard (Chairman), Paul Fuller, Richard Hollis, John Howe, Gordon Kendall, Geoff Lumley, John Nicholson, Matthew Price, Roger Whitby-Smith
Also Present (non voting)	Cllr Daryll Pitcher
Officers Present	Marie Bartlett
Apologies	Cllrs Ray Bloomfield, David Eccles

30. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [24 January 2017](#) be confirmed.

31. **Declarations of Interest**

There were no declarations received at this stage.

32. [Public Question Time](#)

Questions were put to the Chairman as follows :

Name	Subject	Comment
Councillor Luisa Hillard of East Cowes	Can officers explain how Policy SP3 is considered regarding loss of large scale employment sites were affected when developers only outline part of the site within the application	The Head of Place advised that application sites can be sub divided into individual sites.
Councillor Luisa Hillard asked a supplementary question	How would protection of large scale employment areas from splitting their site to enable SP3 to be considered	The Head of Place advised that it would depend on the nature of the individual elements of the site and if

Name	Subject	Comment
Mr Lilley from Ryde Town Council	A number of applications had been approved in Ryde and he was concerned regarding infrastructure in the area and requested a full survey for now and the future?	the buildings were separately fenced off with their own access. The Head of Place advised that the Council had commissioned work looking at capacity of the road junctions in the Ryde area and that this would be used to inform policy development for the area. In addition proposals on individual sites also had to assess the impact that they would have on transport infrastructure.
Mr Lilley asked a supplementary question	Do look at potential of applications and how they fit together with the traffic relationship	When developing policy officers looked at the potential of the area and plan for growth. When determining a planning application consideration was given to the road infrastructure and compared the impacts, a financial contribution can be requested to assist with the road network in the area.

33. Report of the Head of Place

Planning Applications and Related Matters

Consideration was given to Papers B and C and:

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.

Application:

[P/01235/16 TCP/32391/A](#)

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.

Comment:

Members questioned the level of marketing undertaken for the redux building and were advised that there was no requirement to market the building as the size of the site was under one hectare.

Concerns were raised by the Committee regarding the time of day the proposed drop trailer area would be in use. Officers explained that it was not within the remit for the Local Authority to regulate the use of the area.

The Committee was advised that work being undertaken by production of the Area Action Plan in the Medina area would investigate and provide evidence regarding marine employment and deep water usage 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. A request for a named vote was accepted by members and was as follows:

For (2)

Cllrs Bob Blezzard, Paul Fuller

Against (7)

Cllrs Richard Hollis, John Howe, Gordon Kendall, Geoff Lumley, John Nicholson, Matthew Price, Roger Whitby-Smith

The proposal fell and a proposal to remain with the decision of the Planning Committee on Tuesday, 24 January 2017 to split the decision.

For (6)

Cllrs Richard Hollis, John Howe, Gordon Kendall, Geoff Lumley, Matthew Price, Roger Whitby-Smith

Against (3)

Cllrs Bob Blezzard, Paul Fuller, John Nicholson

RESOLVED :

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

Reason:

The development of the northern area would result in the loss of employment land, and in particular the Redux building which forms part of a marine cluster with water access. The application fails to recognise the implications to economic development from the removal of this building to the cluster to marine related industries, while also failing to work within the constraints of the existing facilities. The proposed layout of the depot area to the north of the link span would result in vehicles crossing paths compromising safety due to the combination of pedestrian and lorry/freight movements contrary to DM2, DM8 and DM18.

Application:

[P/00760/16 TCP/11098/A](#)

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.

Comment:

The Head of Place advised the Committee that information had been circulated regarding the ownership of the land, she went on to explain that a planning application can be made on any land providing the correct certificates had been submitted with the planning application. All land ownership would need to be agreed prior to commencement of works.

Officers explained that three lay by parking spaces had been included in the application and the proposal of double yellow lines on the un-adopted section of Hope Road could be removed from the conditions.

Members questioned the number of cattle currently on the site and were advised that officers had been told by the applicant's agent (who had also been the agent for an application at Westridge Farm) that there were 70 cattle plus the yearly young stock at Westridge Farm. It was acknowledged that the farmer also ran another farm in the vicinity of the site, which also had cattle.

Concerns were raised regarding the potential loss of dairy farm on the island and asked for reassurance that the proposal would not have an impact on the farm, if there were more than 70 cattle grazing on the land.

The Committee adjourned for 10 minutes to allow officers to discussions to take place with the farmer of Westridge Farm.

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 and proposed deferral to enable officers to seek additional information and advice on the numbers of cattle presently using the land associated with Westridge Farm.

RESOLVED :

THAT the application be deferred.

34. **Members' Question Time**

Councillor Roger Whitby-Smith requested that if the Planning Committee refused an application against the officers recommendation that officers needed to support and find reasons to support the refusal. He was advised that the officers would assist with sustainable reasons for refusal, they provided a professional opinion of each application based on the information provided and their assessment for the Planning Committee to debate and consider. If the Committee decided to refuse the application a valid material consideration had to be given to officers.

CHAIRMAN