



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 30 MAY 2017 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Chris Quirk (Chairman), Reg Barry, Michael Beston, Geoff Brodie, George Cameron, Vanessa Churchman, Paul Fuller, John Howe, John Kilpatrick, Matthew Price, Brian Tyndall
Also Present (non voting)	Cllr Dave Stewart
Officers Present	Marie Bartlett, Russell Chick, Mike Gildersleeves, Brett Lindsay (on behalf of Island Roads), Wendy Perera, Justin Thorne, Sarah Wilkinson
Apologies	Cllr Julia Baker-Smith

1. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [28 February 2017](#) be confirmed.

2. [Declarations of Interest](#)

Councillor Paul Fuller declared an interest in minute 3 (1) – Land at Dottens Farm, Baring Road, Cowes as he knew the applicant and two of the public speakers, he was also a member of Cowes Town Council and Gurnard Parish Council who made comments on the application.

Councillor Brian Tyndall declared an interest in minute 3 (4) – Land South of Westridge Farm and to rear of 10 to 38 Circular Road, off Hope Road, Ryde as he worked for a company who sold into the dairy industry and he occasionally would visit farms.

Councillor Reg Barry declared an interest in minute 3 (4) – Land south of Westridge Farm and to rear of 10 to 38 Circular Road, off Hope Road, Ryde as his daughter lived on the boundary of the site. He left the room and was not present during the debate or voting thereon.

Councillor George Cameron declared an interest in item 3 (1) – Land at Dottens Farm, Baring Road, Cowes as the applicant was known to him.

Councillor Vanessa Churchman declared an interest in item 3 (1) – Land at Dottens Farm, Baring Road, Cowes as she knew the applicant. her.

3. **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/00820/15](#)

Details:

Outline for 8 dwellings with vehicular accesses off Baring Road; parking (re-advertised application due to amended location)(revised description) (revised plans)(re-advertised)

Land at Dottens Farm, Baring Road, Cowes, Isle Of Wight.

Site Visits:

The Site was visited by members of the Planning Committee on Friday, 26 May 2017

Public Participants:

Martin Bilson (Objector)

Andrew Armstrong (Objector)

Sue Waters (on behalf of Gurnard Parish Council)

Phil Salmon (Agent)

Comment:

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

Members raised concern regarding the close proximity to the local primary school and

were advised that a traffic survey had not been undertaken recently although it may have been included on a safe route to school assessment.

Members asked if Southern Water had commented on the application, they were informed that no objection had been received from Southern Water a condition had been proposed by officers that a drainage strategy detailing the proposed means of foul and surface water be submitted and approved by the Local Planning Authority.

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 off-site affordable housing contribution, in line with the Council's Affordable Housing Supplementary Planning Document.

As per report (Item 1)

Application:

[P/00417/16](#)

Details:

Demolition of dwelling; proposed residential development of 9 dwellings and 5 flats including formation of new vehicular access, parking and associated landscaping (revised scheme) (revised description)(readvertised application)

Land at and rear of 65, Ashy Road, Ryde, Isle Of Wight.

Site Visits:

The Site was visited by members of the Planning Committee on Friday, 26 May 2017

Public Participants:

Christine Smy (Applicant)

Paul Sutton (Architect)

Phil Salmon (Agent)

Comment:

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

Members asked if there was a requirement that the entrance be cleared prior to the commencement of works, officers informed the Committee that construction vehicles accessing the site from Ashy Road would be included in condition 14.

It was noted that a Section 106 agreement which would contribute to off site affordable housing had been agreed with the applicant.

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:

Condition 14. To include condition to ensure Construction vehicles to access from Ashley Road.

As per report (Item 2)

Application:

[P/00045/17](#)

Details:

Proposed change of use from Class A1 (retail) to a mixed use of A1 and B2 to allow for the preparation of foodstuffs

Winters, 2 Medina Cottages, High Street, Seaview, Isle Of Wight, PO34 5ES

Site Visits:

The Site was visited by members of the Planning Committee on Friday, 26 May 2017

Public Participants:

Sarah Greeff (Applicant)

Additional Representations:

Officers had suggested an additional condition to be included if the Planning Committee approved the application.

Comment:

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

The Committee sympathised with the circumstances that had lead to the property being marketed. The current owners had submitted a written statement which was included with the application which highlighted the current use was not viable.

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

As per report (Item 4)

Councillor Reg Barry declared an interest and left the room

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, 26 May 2017

Additional Representations:

The additional representations that had been circulated at the Planning Committee meeting dated 24 January 2017 were provided to members.

Comment:

Councillor Michael Lilley spoke as Local Member on this item

Concerns were raised by members regarding the capabilities of the infrastructure in Ryde, the access off of Hope Road and the number of cows the current tenant had on site. Officers advised that no objection had been made by highways on the proposed access, and information provided by both parties regarding the number of cattle on site was included within the report.

The Committee was advised that it was not the responsibility of the applicant to list alternative sites that had been considered prior to making an application of this size.

4. 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.

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 Geoff Brodie, John Kilpatrick, Matthew Price

Against (6)

Councillors Michael Beston, George Cameron, Paul Fuller, John Howe, Brian Tyndall,
Chris Quirk

Abstain (1)

Councillor Vanessa Churchman

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

RESOLVED:

THAT the application be approved

As per report (Item 3)

CHAIRMAN