



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 27 JUNE 2017 COMMENCING AT 4.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Chris Quirk (Chairman), Reg Barry, Michael Beston, George Cameron, Vanessa Churchman, Paul Fuller, Michael Lilley, Matthew Price, Brian Tyndall
Also Present (non voting)	Cllr Dave Stewart
Officers Present	Marie Bartlett, Russell Chick, Mike Gildersleeves, Wendy Perera, Justin Thorne, Alan White (on behalf of Island Roads), Sarah Wilkinson
Apologies	Cllrs Julia Baker-Smith, John Howe, John Kilpatrick

---

5. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [30 May 2017](#) be confirmed.

6. [Declarations of Interest](#)

Councillor Vanessa Churchman declared that she had not attended the site visit for item 7(1) Pidford Manor, Main Road, Rookley, Ventnor, but in accordance with paragraph 63 of the code of practice, the Council's Constitution she did not take part in the debate and vote.

Councillor Fuller declared an interest in minute number 7(2), Victoria Depot, Victoria Crescent, Ryde as he knew the applicant

Councillor Matthew Price declared an interest in minute number 7(1) as he knew the applicant

Councillor Michael Lilley declared an interest in minute number 7(2) as he was the local member

Councillor Chris Quirk declared that he had not attended the site visits and in accordance with paragraph 63 of the code of practice, the Council's Constitution he did not take part in the debate and vote.

7. **Report of the Head of Place**

**Planning Applications and Related Matters**

Councillor Chris Quirk and Vanessa Churchman left the room.

Councillor Matthew Price took the Chair

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/00352/17](#)

**Details:**

Two detached dwellings with parking providing affordable housing

land to rear of 1 and 2, Newbarn Lane, Shorwell, Newport, Isle of Wight

**Decision:**

**RESOLVED:**

THAT the item be withdrawn from the agenda.

(Item 4)

---

**Application:**

[P/00161/17](#)

**Details:**

Demolition of existing garages/ stores; construction of replacement garage block

Pidford Manor, Main Road, Rookley, Ventnor, Isle of Wight, PO383NL

**Site Visits:**

The Site was visited by members of the Planning Committee on Friday, 23 June 2017

**Public Participants:**

Andrew White – on behalf of the applicant

**Additional Representations:**

An additional comment had been received from the owners of Highwood House, photographs attached to the comment had been included in the officers presentation.

**Comment:**

The Committee questioned why the application was before them and were advised that the Local Member had followed the process to request the application be considered by the Planning Committee.

**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 1)

Councillor Vanessa Churchman entered the room

**Application:**

[P/00215/17](#)

**Details:**

Change of use from Sui Generis (council storage and distribution depot) to B8 (storage and distribution) including the siting of up to 45 containers. (revised plans)(revised description)

Victoria Depot, Victoria Crescent, Ryde, Isle of Wight, PO331DQ

**Site Visits:**

The Site was visited by members of the Planning Committee on Friday, 23 June 2017

**Public Participants:**

Steve Darch – Applicant

Mr Noyes - Objector

**Comment:**

Councillor Michael Lilley 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 concerns regarding the suggested opening hours of the site and the impact it would have on local residents. They asked if it was reasonable to amend the opening hours and were advised that the lawful use of the site was for a depot which could run 24 hours a days. Officers believed that the opening hours contained in condition 11 were reasonable. However there was no concern if the Planning Committee chose to amend the opening hours.

Members sought to add a condition to require screening between the site and neighbouring residential properties and were advised that there was little if no room to provide screening. Members were advised that to provide screening a new application would need to be submitted.

**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 the amendment to condition 11

**Amended Condition:**

11. The use hereby permitted shall not take place outside the following times,  
0800 to 1800 hours Mondays to Fridays  
0900 to 1400 hours Saturdays  
Closed on Sundays  
0900 to 1400 hours on Bank or Public Holidays

**Reason:** To protect the amenities of nearby residential properties, and in the interests of the amenities of the area in general in accordance with the aims of DM2 (Design Criteria for New Development), DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

As per report and amendment (Item 5)

---

**Application:**

[P/01361/16](#)

**Details:**

Alterations and change of use of existing redundant chapel into a dwelling (C3)(revised plans)

former St Josephs RC Church, Rectory Road, Niton, Ventnor, Isle of Wight

**Site Visits:**

The Site was visited by members of the Planning Committee on Friday, 23 June 2017

**Additional Representations:**

Letters from a local interest group and the planning agent had been received. Amendments to condition 4 and 7 had been recommended.

**Comment:**

Councillor Dave Stewart spoke as Local Member on this item.

There was some discussion regarding the access to the site and officers advised that the conditions would need to be amended or removed as the practicalities of the condition meant that the condition may not be enforceable.

Concerns were raised regarding the entrance onto the site from the road, Highway engineers advised that they had considered the level of traffic generated by the current use and that expected from the proposed development, they also considered the proposed visibility improvement, onsite parking turning 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 subject to:

- i) An amendment to condition 6
- ii) the removal of Condition 7

**Amended Condition:**

6. Development shall not begin until details of the eastern sight line to be provided at the junction between the access of the proposal and the highway have been submitted to and approved in writing by the Local Planning Authority and the development shall not commence until those sight lines have been provided in accordance with the approved details. Nothing that may cause an obstruction to visibility shall at any time be placed or be permitted to remain within the visibility splay shown in the approved sight lines.

**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 and amendment (Item 2)

---

**Application:**

[P/01362/16](#)

**Details:**

Construction of a pair of semi-detached dwellings; vehicular access

land rear of former St Josephs RC Church, Rectory Road, Niton, Ventnor, Isle of Wight

**Site Visits:**

The Site was visited by members of the Planning Committee on Friday, 23 June 2017

**Additional Representations:**

An additional letter of representation and a letter from the Planning Agent had been received. Amendments to condition 6 and 9 were recommended by officers.

**Comment:**

Councillor Dave Stewart spoke as Local Member on this item.

Concerns were raised regarding the site level and the impact the proposed development would have on flooding in the area, officers advised that a condition was proposed to agree means of drainage with Southern Water. The site was in flood zone 1 and the Planning Authority was unable to propose a condition to better the current surface water run-off.

Concerns were also raised in relation to land levels and how these may increase impacts on neighbouring properties. Officers advised that there was a change of approximately 300mm between the site and the property to the east and that a condition could be included to require existing and proposed land levels to be agreed prior the commencement of development.

**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:

- i) condition 4 be amend
- ii) Condition 6 be removed
- iii) an additional condition to be added regarding site levels to be agreed between officer, Chairman and Head of Place
- iv) Condition 9 be reworded

**Amended Conditions:**

- 4. Development shall not begin until details of the eastern sight line to be provided at the junction between the access of the proposal and the highway have been submitted to and approved in writing by the Local Planning Authority and the development shall commence until those sight lines have been provided in accordance with the approved details. Nothing that may cause an obstruction to visibility shall at any time be placed or be permitted to remain within the visibility splay shown in the approved sight lines.

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

- 9. Prior to work commencing on site details of the proposed means of foul and surface water drainage based upon sustainable drainage principles shall be submitted to the Local Planning Authority for agreement in writing. Such details shall include calculations, detailed designs, measures relating to the design and maintenance of any on-site SUDS facilities, a phasing plan and timetable for the delivery of any required infrastructure. The agreed details shall be installed during the development of the site in accordance with

agreed phasing plan for the drainage infrastructure, unless otherwise agreed in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the means of foul and surface water drainage for that dwelling has been installed.

**Reason:** To ensure a satisfactory means for the disposal of foul and surface water from the development, and to minimise the risk of flooding. In accordance with Policy DM14 (Flood Risk) of the Island Plan Core Strategy and Government advice contained within the National Planning Policy Framework.

As per report (Item 3)

---

Councillor Quirk returned to the Chair

10. **Members' Question Time**

Councillor Brian Tyndall asked for an update on the Pennyfeather's development and the Section 106 agreement, he was advised that issues had been agreed and officers were waiting for all parties to sign the agreement before the planning permission was issued. The head of Place agreed to supply the Committee with a report to provide a briefing on outstanding issues from the previous Committee.

Councillor Lilley asked if as Local Member he would be consulted on the Section 106 agreement, the Head of Place advised that the local member could be consulted on some of the spend associated with the signed agreement.

The Planning Committee thanked Mike Gildersleeves the Principle Planning Officer for all his help and wished him well in his new job.

CHAIRMAN