



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 1 AUGUST 2017 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Chris Quirk (Chairman), Michael Beston, Geoff Brodie, George Cameron, Andrew Garratt, John Howe, Matthew Price, Brian Tyndall
Also Present (non voting)	Cllrs Barry Abraham, Adrian Axford, Karl Love, Clare Mosdell
Officers Present	Marie Bartlett, Russell Chick, Ben Gard, Wendy Perera, Sarah Wilkinson, Alan White (on behalf of Island Roads)
Apologies	Cllrs Julia Baker-Smith, Vanessa Churchman, John Kilpatrick

11. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [27 June 2017](#) be confirmed.

12. [Declarations of Interest](#)

Councillor Andrew Garratt declared a non-pecuniary interest in minute number 14 (1) Ryde School, 7 Queens Road, Ryde, Isle of Wight as he privately tutored a student from Ryde School.

13. **Report of the Head of Place**

Planning Applications and Related Matters

Consideration was given to items 1 - 2 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/00319/17](#)

Details:

Ryde School, 7 Queens Road, Ryde, Isle of Wight, PO33 3BE

Construction of boarding house and netball courts in association with school and associated landscaping works, to include improved access for emergency and refuse vehicles

Site Visits:

The site was visited by members of the Planning Committee on Friday, 28 July 2017

Public Participants:

David Goodwin – Objector

Martha James – Agent

Cllr Jim Moody – Ryde Town Council

Additional Representations:

Officers had received eight letters of representation regarding the application most of which had been summarised in the officers report, further information was provided regarding the impact on trees and peaceful, quiet and semi-rural character on of the Conservation Area. Officers also raised concerns regarding the scale and accuracy of the photomontage that had been submitted by objectors to the application. An additional condition had also been proposed

Comment:

Councillor Adrian Axford spoke as Local Member on this item.

Clarification was sought regarding the proposed access road from Spencer Road, Members were advised that the existing road would be remodelled and it was confirmed that there would be only one access from Spencer Road for the use of emergency and service vehicles, parents and students would use the current access from Queens Road.

Members asked if alternative materials could be requested to “blend in” the proposed building in with neighbouring properties and the surrounding area. Officers also advised that some of the proposed materials matched that of existing buildings in the surrounding area.

The committee questioned how the application would enhance and protect the character of the Conservation Area and were told that the officers report had given reasons looking at the key characteristics 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 proposal to approve the application was moved and seconded.

The proposal fell, therefore a further proposal to refuse the application due to the design of the proposed building was made and seconded, in compliance with the council's constitution a named vote was taken:

For (6)

Councillors Geoff Brodie, George Cameron, Andrew Garratt, John Howe, Matthew Price, Brian Tyndall

Against (2)

Councillors Michael Beston, Chris Quirk

RESOLVED :

(I) THAT the application be refused

(II) THAT members delegated authority to officers to appropriately word a reason for refusal on the concerns expressed.

Reason:

Members determined that the design failed to preserve and enhance the character of the conservation area and believed it was therefore contrary to DM2 and DM11 and the NPPF.

(Item 1)

Application:

[P/01606/16](#)

Details:

Mole Countrystore, Blackwater Road, Newport, Isle of Wight, PO30 3BG

Proposed extension to existing store; new building for retail and storage; change of use of existing bungalow to cafe and workshops

Site Visits:

The site was visited by the Planning Committee on Friday, 28 July 2017

Public Participants:

Peter Lambert – Supporter

Simon Craddock – on behalf of the Agent

Comment:

Councillor Clare Mosdell spoke as Local Member on this item.

Members understood how the officers had reached the decision based on the sequential test in line with national policy, although they understood that rental prices in the town centre were high and felt inappropriate for the type of sales proposed. Officers advised that if the application was approved then the site would be open to any retail store trading from the building and concern was raised regarding the precedent the Committee may be setting in rural areas.

Officers requested a short break to consider conditions that could be attached if the Planning Committee approved the application which would restrict some of the aspects of the application to protect the rural location.

Members were advised that the Local Planning Authority could restrict the following of the proposed development:

Café/workshop use can be restricted to the area on the plans shown for this use.

Proposed new retail unit – restrict ground floor space to retail and the mezzanine for storage only.

Proposed extension – seek to negotiate with Mole Countrystore regarding the types of things sold. A condition stopping the sub division of the unit as a separate retail unit.

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

As per report (Item 2)

14. **[Proposed changes to the Code of Practice for Planning Matters](#)**

Members were advised that the circulated Code of Practice was incorrect and a number of changes had not been incorporated into it. It was recommended that a briefing session for the Planning Committee following the site visits scheduled for Friday, 1 September 2017.

RESOLVED :

(I) THAT the Code of Practice for Planning Matters be deferred

(II) THAT a briefing for Planning Committee members be set up following the site visits on Friday, 1 September 2017.

15. **[Members' Question Time](#)**

Councillor Geoff Brodie asked a question in relation to a condition on the Pan Meadows development approval, that states that a spine road be completed after the 100th house was occupied, which has since been increased to the 400th house being occupied. Cllr Brodie highlighted that there were 450

people in residence on the development and the spine road had not been completed, could the condition be enforced? The Cabinet Member explained that he had a meeting scheduled later in the week with the Head of Place and this item would be included in that discussion.

Councillor Brian Tyndall asked a question in relation to the Pennyfeathers development and was advised by the legal officer that the signed agreement was expected back imminently having been given a deadline of 31 July 2017. Once the agreement had been received the Local Planning Authority would issue the decision notice to the applicant. It was proposed and seconded that a letter be sent to all parties chasing up the agreement.

RESOLVED :

THAT a letter be sent by the end of the week giving all parties 7 days to return the agreement or the application would be reconsidered by the Planning Committee.

CHAIRMAN