



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 3 OCTOBER 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, Geoff Brodie, John Howe, Michael Lilley, John Kilpatrick, Matthew Price, Brian Tyndall
Also Present (non voting)	Cllr Barry Abraham, Paul Brading, Tig Outlaw
Officers Present	Marie Bartlett, Ben Gard, Russell Chick, Wendy Perera, Stuart Van-Cuylenburg
Apologies	Cllrs George Cameron, Vanessa Churchman

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21. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [5 September 2017](#) be confirmed.

22. [Declarations of Interest](#)

There were no declarations received at this stage.

23. **Report of the Head of Place**

**Planning Applications and Related Matters**

Consideration was given to item 1 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/00194/17 TCP/30704/G](#)

**Details:**

Spithead Business Centre, Newport Road, Sandown, Isle of Wight

Proposed continuation of earthwork re-profiling, including associated restoration and landscaping; proposed 25 vehicular parking spaces (additional information -revised plans and engineers report)

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 29 September 2017.

**Public Participants:**

Oliver Cooper (on behalf of the applicant)  
Bob Blezzard –(Lake Parish Council)  
Kaye Marshall –(Objector)

**Additional Representations:**

Additional letters of representation from objectors had been received by officers and included comments regarding living conditions in terms of noise, disturbance and vibration and the impact the loss of trees has exposed neighbouring properties to. Officers also recommended a change to Condition 4.

**Comment:**

Councillor Paul Brading spoke as Local Member of this item.

Members were concerned about the amount of the bank which had already fallen away and that by planting young trees would take a number of years before they became established. Officers advised that the engineers report submitted with the application had indicated that the movement in the bank was a result of work stopping on site, there was no threat to neighbouring properties. Alternative measures were being put in place to ensure the bank wouldn't move by way of block walls surrounding the parking area.

The Committee questioned the reasonableness of a condition to replace the mature trees that had been removed with mature trees as it would take a number of years for younger trees to provide the screening neighbouring properties had prior to the removal of the trees. The Planning Officer felt that the request may be unreasonable as the removed trees were not protected by a preservation order and could have been removed at any time by the land owner. However, Officers also noted that the trees were clearly removed to facilitate the development and thus, this action could justify a scheme that included mature replacement trees in order to re-instate screening for neighbouring properties.

Members were informed that the proposed conditions could be amended to include a timeframe for the development along with the landscaping scheme to be consulted

with the Local Member, Parish Council, the Head of Place and Chairman of 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 subject to a revised wording of Condition one to include time limitation and timescales and Condition two which deals with the amount, type and maturity of landscaping, and that the landscaping condition is subject to consultation with the Local Planning Authority, Chairman of Planning Committee, Local Member and the Parish Council.

As per report (Item 1)

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24. **Members' Question Time**

Councillor Geoff Brodie asked a question in relation to the Code of Conduct process during the transitional period, particularly paragraph 17 (d). He asked for assurance that he would be notified as outlined in the current Code of Practice. The Chairman and Head of Place confirmed that he would be notified of the decision on the application. The Chairman advised that he would of expected the Local Member to have been consulted when he signed off an application he would also investigate the issues raised.

Councillor Reg Barry asked if a written response had been sent out following his question at the last meeting, he was experiencing some IT issues and hadn't received it. He was informed that an email had been sent out to the Planning Committee

Councillor Michael Lilley asked if there were guidelines in place for architects and agents on large scale developments post application and section 106 agreements to build bridges and help local residents understand the development. The Head of Place informed him that there was a resource issue, currently the Island Plan was important and it could be something to be looked into in the future. He went on to suggest looking at other authorities guidelines.

Councillor Michael Lilley asked that in Ryde East there had been two major applications being developed, a further two and one other in the pipeline which are all interlinked. Would the Isle of Wight Council look at the infrastructure of the area as a whole. There didn't appear to be any communication between developers on large schemes. The Chairman believed it was a good idea which was why the development of the Island Plan was important.

CHAIRMAN