



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 31 OCTOBER 2017 COMMENCING AT 4.00PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Chris Quirk (Chairman), Reg Barry, Michael Beston, George Cameron, John Howe, John Kilpatrick, Michael Lilley, Matthew Price, Brian Tyndall
Also Present (non voting)	Cllr Barry Abraham
Officers Present	Marie Bartlett, Russell Chick, Ben Gard, Sarah Wilkinson, Alan White (on behalf of Island Roads)
Apologies	Cllrs Geoff Brodie, Vanessa Churchman

25. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [3 October 2017](#) be confirmed.

26. [Declarations of Interest](#)

There were no declarations received at this stage.

27. **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/00874/17](#)

Details:

Two detached dwellings; formation of vehicular access from upper Hyde Lane; and landscaping (revised scheme)

land adjacent 24, Upper Hyde Lane, Shanklin, Isle of Wight

Site Visits:

The Site was visited by members of the Planning Committee on Friday, 27 October 2017

Public Participants:

Andrew White – Agent
Kelly Bernadette - Objector

Comment:

Councillor Michael Beston spoke as Local Member on this item.

The Committee questioned the financial contribution from the developer and how this money would be spent. Officers advised that the money would be used in the local area to provide necessary affordable housing.

Concerns were raised regarding Upper Hyde Lane and the proposed works to the road submitted by the developer. The Committee was informed that condition 11 would enable the authority to ensure that any damage to the road would be rectified. Island Roads also advised that although Upper Hyde Lane as an unmade road was not part of the road network, assurance was given that an officer would visit the site prior to the discharge of condition 11.

Officers advised that although the proposed development was outside of the settlement boundary SP1 allowed for development as a local need for housing in the area had been identified.

Officers recommended that paragraph 8.1 of the report should be amended to make the recommendation subject to the signing of the Section 106 Agreement.

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 inclusion that the Planning obligation be met

As per report (Item 1)

Application:

[P/00767/17](#)

Details:

Construction of nine dwellings; access road and landscaping.

land between 6 and 18, Lushington Hill, Wootton Bridge, Ryde, Isle of Wight

Site Visits:

The Site was visited by members of the Planning Committee on Friday, 27 October 2017

Public Participants:

Andrew White – Agent

Comment:

Councillor Barry Abraham spoke as Local Member on this item

The Committee was advised that the application had been submitted prior to the Council's Affordable Housing Contributions Supplementary Planning Document coming into force. A financial contribution had been negotiated with the developer that half of the 3% tariff set out within the document would be paid.

Members were concerned about the maintenance of the proposed boundary treatment which allowed wildlife around the site. Officers advised that a condition requiring a landscaping management plan for the site had been proposed by officers which could be incorporated into the Section 106 Agreement and extended to include the buffer strip around the site. This would ensure that the maintenance of these areas was required in perpetuity and runs with the land not the landowners or a particular company.

Members also wished the boundary hedgerow to be extended into the area along the western boundary, shown on the plans as an opening. It was also requested that the boundary to the front of the site was to be replaced with a traditional species.

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 with amendments to include maintenance of the buffer strip and landscaping areas.

As per report (Item 2)

28. **Members' Question Time**

Councillor Michael Lilley asked if training on Permitted Development would be made available for members. The chairman advised that training had been discussed and a number of training dates would be circulated to members, officers advised that they would facilitate additional training for members on this subject.

Councillor Michael Lilley raised the importance of building relationships between developers and communities prior to the submission of planning applications. Officers were bound by confidentiality if requested although when writing to developers regarding meetings they had suggested developers approached local Town and Parish Councils, Local Members and local residents.

Councillor John Howe raised concerns that there were a number of larger expensive houses being built on the Island and asked if the Island was meeting the housing need for Isle of Wight residents. The chairman advised that the new Island Plan would assist in this matter and the way other authorities worked was being investigated.

CHAIRMAN