



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 12 DECEMBER 2017 COMMENCING AT 4.00PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Chris Quirk (Chairman), Reg Barry, Geoff Brodie, Michael Beston, George Cameron, Vanessa Churchman, Stuart Hutchinson, Michael Lilley, Matthew Price
Also Present (non voting)	Cllr Barry Abraham
Officers Present	Marie Bartlett, Russell Chick
Apologies	Cllrs John Howe, John Kilpatrick

29. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [31 October 2017](#) be confirmed.

30. [Declarations of Interest](#)

Councillor Vanessa Churchman declared an interest in minute 31(1) as she used to own a gallery in Bembridge and had been known to the area and her husband had also been a member of Bembridge Sailing Club.

Councillor Michael Lilley declared an interest in minute 31(1) as he had grown up in Bembridge and had attended school with the Chairman of Bembridge Harbour Trust.

31. **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/00637/14](#)

Details:

Sites at the Duver Marina, the Duver St Helens, Ryde PO33 1YB, Bembridge Marina, Embankment Road, Bembridge PO35 & Selwyn Boatyard and the Old Boathouse, Embankment Road, Bembridge, Isle of Wight.

Selwyn Boatyard and the Old Boathouse - Demolition of Boathouse; outline for detached dwelling; 6 industrial units with associated parking (Additional information relating to ecological impacts, revised vehicle access, parking and turning arrangements; additional information relating to contaminated land and flood risk, revised red line area relating to Selwyn Boatyard parking area).

Bembridge Marina - Demolition of harbour office; outline for terrace of 5 houses; terrace of 3 houses; floating shower and toilet facilities; associated parking (Additional information relating to ecological impacts, flood risk and requirement for floating shower and toilet block; revised access arrangements, revised ownership plans relating to Embankment Road ecological mitigation area)

Duver Marina - Demolition of harbour office and toilet facilities and removal of septic tank; outline for terrace of 5 houses; new harbour office with shower and toilet facilities; sewerage treatment plant; associated parking (Additional information relating to ecological impacts; revised plans relating to the footprint for proposed houses, revised vehicle parking and turning areas)(further re-advertised application)

Revised plans confirming the omission of a proposed dwelling house at The Old Boat House and 6 industrial units at Selwyn boatyard (Revised description; revised site area; updated ecology report)

Site Visits:

The site was visited by members of the Planning Committee on Friday, 8 December 2017.

Public Participants:

Mr J Gully (Objector)
Ms M Sullivan (Bembridge Parish Council)
Mr M Thorpe (Applicant)

Additional Representations:

Additional comments from Bembridge Harbour Trust had been received by the Local Planning Authority, comments related to matters that had been highlighted within the

officers updated report and detailed legal advice had been received from both Queen's Council (QC) who specialises in matters related to planning law and the District Valuer as indicated in the updated paper attached to and forming part of the minutes.

Comment:

The Chairman advised the Committee that Councillor Brodie and Price were not present at the site visit for the application and would therefore not take part in the debate or vote in accordance with the council's constitution.

The Committee raised concerns regarding enforcement of the proposed harbour improvements and were advised by officers that the legal agreement had ensured a phased development which would restrict the proposed housing being occupied until the improvements were delivered.

Officers also confirmed that the legal agreement would include a clause to capture any excess profits above those set out within the relevant financial reports and that these would be ring-fenced to further improvements within the harbour.

Officers confirmed that the two sites at the Duver Marina and Bembridge Marina are previously developed land, but that two areas of land to the south of Embankment Road, Bembridge (to be used as a car park and for ecological mitigation) are not previously developed.

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 execution of a legal agreement

Conditions:

As per report (Item 1)

Application:

[P/01221/17](#)

Details:

Land at, The Quay, Newport, Isle of Wight.

Continued use of land at various positions for 'street food market' to include temporary siting of stalls, vehicles and gazebos (revised plans)(readvertised)

Site Visits:

The site was visited by members of the Planning Committee on Friday, 8 December 2017.

Public Participants:

Mr C Ashman (Applicant)

Additional Representations:

Planning officers had recommended an additional condition and an amendment to condition 3.

Comment:

Members were supportive of the application although they sought assurance that the market would not impact on the reopening of the bridge. Officers confirmed that an instruction to replace the bridge was in progress and that this application would not have an impact.

Safety of people using the Quay side was raised and officers explained that defined seating area for people using the market and walkways were clearly marked, it was believed it was the individuals responsibility for safety, as the application did not seek to change the Quay side, which is currently open to the public, it would simply encourage it to be used.

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

Amended condition

3. The use of the site for a street market shall only take place on one day per week, within one of the three approved locations

Reason: In the interest of the amenities of the area and to comply with Policies DM2 (Design Quality for New Development) and DM9 (Town Centres) of the Island Plan Core Strategy.

Additional Condition

5. The market shall be limited to a food and drinks market only and shall at no time sell non-consumable produce.

Reason: In the interests of the amenities of the town centre and to comply with Policies DM2 (Design Quality for New Development) and DM9 (Town Centres) of the Island Plan Core Strategy.

As per report (Item 2 and additional conditions)

32. **Members' Question Time**

Councillor Geoff Brodie asked a question in relation to the conditions attached to the pan meadows planning application specifically the condition for the completion of the spine road. Phase three had commenced even though the conditions had not been fully met. Officers advised that an officer had approached the developer once they had been notified of the commencement

of phase 3 and they were told to stop work, the developer and council were working together to get outstanding matters resolved to ensure the road was completed.

Councillor Michael Lilley asked when the Planning Permission for Tidal energy in Bonchurch was due to expire. The Head of Place advised that they would investigate and confirm in writing.

CHAIRMAN