



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 30 JANUARY 2018 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, George Cameron, Vanessa Churchman, John Howe, John Kilpatrick, Michael Lilley, Matthew Price, Brian Tyndall
Also Present (non voting)	Cllr Barry Abraham, Stephen Hastings, Dave Stewart
Officers Present	Marie Bartlett, Russell Chick, Ben Gard, Richard Holmes, Wendy Perera, Alan White (on behalf of Island Roads)
Apologies	Cllr George Cameron

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33. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on [12 December 2017](#) be confirmed.

34. [Declarations of Interest](#)

There were no declarations received at this stage.

35. **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/00331/17](#)

**Details:**

Kingarth House, Church Road, Binstead, Ryde, Isle of Wight, PO33 3SZ

Retention and completion of seawall and slipway

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 26 January 2018.

**Public Participants:**

Mr J Flynn (Applicant)

Mr P Salmon (Agent)

**Additional Representations:**

A letter had been submitted by the applicant which raised a number of concerns of the content of the officers published report. Officers highlighted that there had been an error in the report regarding the dimension of the sea wall and slipway due to incorrectly labelled plans.

**Comment:**

Councillor John Kilpatrick 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.

The Committee asked what action would be taken if the committee were minded to refuse the application, they were advised that officers would seek removal of the unauthorised structure and request that the land be returned to its former state.

It was noted that it was unknown what damaged had been done to the ecology in the area as a survey of the site had not been undertaken prior to commencement of work.

Members considered the protection the sea wall would have on the ancient woodland and surrounding area. Officers informed them that the seawall had been constructed in the wrong place and of the wrong material to have an impact as a sea defence.

**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 1)

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**Application:**

[P/00395/17](#)

**Details:**

Land rear of 15 to 18 Priory Walk and adjacent to 17, Chatfeild Road, Niton, Ventnor, Isle of Wight.

Outline application to provide 9 new residential units with access and layout to be established (revised plans)(readvertised)

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 26 January 2018.

**Public Participants:**

S Burrige (Parish)

Glen Hepburn (Agent)

**Additional Representations:**

Officers advised that no visitors spaces had been allocated within the proposal. A financial contribution for the Rights of Way had been agreed with the applicant.

**Comment:**

Councillor Dave Stewart spoke as Local Member on this item

Members were advised that the application was for outline development with access and layout to be determined.

Concern was raised regarding the applicants ownership and the possibility of future development, they were informed that the application site was adjacent to the settlement boundary and the boundary would remain in the same place which would mean part of the field was outside the settlement boundary and contrary to policy.

A condition was proposed to restrict the design of the proposed dwellings to single storey, with accommodation in the roof space. This would be dealt with once an application had been made for reserved matters on the site. Drainage would also be considered as part of a reserved matters application.

The Committee asked if a contribution to road safety could be requested and was told that if they were minded to approve the application then officers would discuss the matter with the applicant and if in agreement it would be added to 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:**

- (i) THAT an additional condition requesting construction Management Plan to be submitted to the Local Planning Authority be included
- (ii) THAT the application be approved subject to the below revised condition

**Revised Condition:**

- 4** The development hereby approved shall provide for a maximum of 9 units, comprising the mix of sizes as shown on the indicative layout 1367/20 'Indicative lower limit of scale and mass'. No unit shall exceed single storey, yet can include accommodation within the roof space of an appropriate scale.

**Reason:** For the avoidance of doubt and to ensure that the density, unit types and sizes and scale of the development, is compatible with the character and appearance of the area and with regards to the neighbouring properties and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

As per report (Item 2)

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**36. Members' Question Time**

Councillor Michael Lilley asked if the Isle of Wight Council had knowledge of the on-going consultation regarding proposed off shore drilling for fossil fuel of the coast of Bournemouth. What were the views of the current administration regarding this and had the Local Planning Authority received enquiries or applications regarding any form of fossil fuel drilling on and off shore in the last 24 months. He was advised that the Local Planning Authority had received notification of the proposal and a response would be provided, once the response is completed it would be made public via the relevant Cabinet Member. The Local Planning Authority had not received any pre application related enquiries or applications with regard to fossil fuel drilling on and off shore in the period stated.

Councillor Brian Tyndall asked what the Isle of Wight Councils remit was regarding responsibility, he was advised by the legal officer that in certain circumstances the responsibility of the council was beyond low mean water and the IW Act had included piers/jetty's etc.

CHAIRMAN