



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 27 MARCH COMMENCING AT 4.00PM</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, Steve Hastings, John Howe, Stuart Hutchinson, John Kilpatrick, Michael Lilley, Shirley Smart, Brian Tyndall
Also Present (non voting)	Cllr Barry Abraham
Officers Present	Marie Bartlett, Russell Chick, Ben Gard, Wendy Perera, Alan white (on behalf of Island Roads), Stuart Van-Cuylenburg, Sarah Wilkinson

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**38. Minutes**

**RESOLVED :**

THAT the Minutes of the meeting held on [30 January 2018](#) be confirmed.

**39. Declarations of Interest**

Councillor Steve Hastings declared an interest in minute 40 (1) – land adjacent Hunter’s Way, Buckbury Lane, Newport as he was part of the Parish Council who commented on the application, he came to the meeting with an open mind regarding the application.

Councillor Shirley Smart declared an interest in minute 40 (1) – land adjacent Hunter’s Way, Buckbury Lane, Newport as she was the Chairman of the Parish Council Planning and Licensing Committee, she came to the meeting with an open mind regarding the application.

Councillor Michael Lilley declared an interest in minute 40 (3) – Ryde School, 7 Queens Road, Ryde as he sat on Ryde Town Council although he hadn’t been involved with the planning Committee

**40. Report of the Head of Place**

**Planning Applications and Related Matters**

Consideration was given to items 1 - 4 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/01141/15](#)

**Details:**

land adjacent to Hunter's Way, Buckbury Lane, Newport, Isle of Wight.

Proposed construction of 5 detached dwellings with vehicular access and parking (revised plans, flood risk assessment and application form, tree report and dormice report received)(revised plans - unit 6 removed)(revised description)(readvertised)

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 9 March 2018.

**Public Participants:**

Chris Barton (objector)  
Ann Lovejoy (Objector)  
Chris Hougham (on behalf of Parish Council)  
David Long (Agent)

**Additional Representations:**

Updated block and site plans had been submitted at officers request, to show the shared boundary with a neighbouring property on Hunter's Way.

**Comment:**

Councillor Geoff Brodie spoke as Local Member on this item, but in accordance with paragraph 24 of the code of practice, the Councils Constitution he did not vote.

Members sought clarification of the Grampian condition that had been mentioned by the speakers, they were advised by officers that a condition would require work to be undertaken outside of the proposed site boundary. A condition would not be reasonable or enforceable. Attributing specific damage to the road would be difficult.

The Committee were informed that access to the site was a civil matter between the land owners and the applicant, this would need to be resolved prior to any commencement on site.

Concern was raised regarding the ecology on the site, specifically badgers and dormouse that had been identified around the site, officers advised that badger setts had been identified near the site but not on it and the loss of the hedgerow would be mitigated which would enable dormouse to be relocated.

Officers advised the committee that a condition could be added to request a survey of the road be taken prior to commencement and after completion of the development to identify damaged to the road.

Questions were asked regarding the size of the proposed houses and if the local need was being met, they were informed by officers that a condition requiring a contribution to the affordable housing SPD could be requested by the 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 additional condition and the need for an obligation

**Conditions:**

Requiring a survey of the road be taken prior to commencement of works and following completion to recognise the impact the development had on the road.

As per report (Item 3)

An obligation requiring a contribution to affordable housing as per the council's affordable housing SPD.

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**Application:**

[P/00496/16](#)

**Details:**

Land bounded by River Medina/Cowes Youth Centre/, Medina Road/Thetis Road/Pelham Road/, Arctic Road, Cowes, Isle of Wight.

Hybrid planning application for mixed-use re-development to provide up to 535 residential units and up to 18630 sqm of non-residential floor space and associated new public realm works, landscaping, re-construction of sea wall and new public slipway. Comprised of the following elements:

Full planning permission for demolition of existing buildings and partial demolition of J Samuel White building; re-development of Phase 1 at northern end of site comprising construction of 3 building clusters (total of 9 buildings) to provide:

1. Up to 256 residential units

2. Up to 460 sqm of flexible retail, financial and professional services, food and drink floor space (A1-A4 uses)
3. Up to 493 sqm of flexible restaurant or bar floor space (A3/A4 use)
4. Up to 1238 sqm of office and flexible workspace (B1 use)
5. Up to 689 sqm of flexible retail, financial and professional services, food and drink, office and community use floor space (A1-A4, B1 and D1 uses)
6. Up to 242 basement car parking spaces
7. Up to 287 cycle parking spaces

together with access, new public routes, piazza and associated landscaping treatment, re-construction of sea wall and refurbishment of former J Samuel White offices and Hammerhead Crane.

Outline planning permission for development at the southern end of site to provide:

1. Up to 279 residential units
2. Up to 631 sqm of flexible retail, financial and professional services, food and drink floor space (A1-A4 uses)
3. Up to 616 sqm community/museum use floor space (D1 use)
4. Up to 447 sqm Marine Training accommodation (B1 use)
5. Up to 14549 sqm of marine industrial space and storage (B2/B8 use)
6. Up to 12288 sqm of basement floor space for associated car parking and plant area.

together with access, new public routes and associated landscaping treatment, re-construction of sea wall and new public slipway

(Revised plans showing changes to Phase 1 Block 2, widening of Admiralty Gate entrance, changes to Phase 2 building parameters plans; update information relating to the level of accommodation, visual montages, heritage assessment and confidential viability information; reduction of residential units from 256 to 253)(readvertised)

#### **Site Visits:**

The site was visited by members of the Planning Committee on Friday, 9 March 2018.

#### **Public Participants:**

Mr Riley (Objector)  
 Mr Lorant (Objector)  
 Graham Steggles (Objector)  
 Neil Hook (Objector)  
 Marion Binton (Objector)  
 Louise Whittington (Objector)  
 Paul Fuller (on behalf of Town Council)  
 Jon Roshier (Agent)  
 Richard Fitter (Architect)

#### **Additional Representations:**

A further 14 letters of objection and 2 letters of support had been submitted to the Local Planning Authority, these raised similar issues to those contained within the report. In relation to the listed crane a list of safeguarding measures would be secured through a Section 106 agreement, there was also a £1.7 million contribution which would be used to renovate the crane.

An updated employment survey had been undertaken and showed the site currently

supported 75 employees in total with approximately 48 related to marine industry.

**Comment:**

Councillor Lora Peacey-Wilcox spoke as Local Member on this item

Councillor Barry Abraham, Cabinet Member responsible for Planning and Housing also spoke on this item with permission of the chairman.

The Committee believed that the marine industry was important to the local area and felt that if phase 4 wasn't brought forward the marine industry would be lost on the island. Officers advised that the Committee could request that phase 1 and 4 to be linked.

Concern was raised regarding the provision of an affordable housing contribution to be used for provision of housing on alternative sites, as it had been suggested that rents/purchase prices for properties on the site would be too high for people on the Council's housing register. Local Providers of affordable housing had also informed officers that on-site provision would be unrealistic. The Committee believed that it was important to the local area that affordable housing was provided in Cowes and Officers agreed that any contribution should be focussed on provision within Cowes in the first instance, with remaining funding to be used in the Medina Valley KRA. Officers agreed to involve the local Councillor in discussions for the drafting of the agreement.

Questions were raised regarding deep water and were advised that dredging had occurred on the site in the past and therefore it could continue to be dredged when required.

**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 full permission be granted for phase 1, and outline permission for phases 2, 3, and 4, subject to conditions and the prior execution of a planning obligation under section 106 of the Planning Act, to be drafted by Officers in consultation with the local Councillor.

That the s106 obligation include reference to the spend of affordable housing contribution being within the local area before being considered for any wider area

AND subject to the condition that Phases 1 and 4 are developed in parallel

THAT the Listed building consent be granted

**Amended Condition:**

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**Full planning permission**

2. The development hereby permitted shall be carried out in complete accordance with the details shown on the submitted plans, numbered below, except where varied by any other conditions of this permission.
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00648\_S01  
00648\_PP01 Rev A  
00648\_PP02 Rev A  
00648\_PP04 Rev A  
00648\_PP05 Rev A  
00648\_PP06 Rev A  
00648\_PP07 Rev A  
00648\_PP08 Rev A  
00648\_PP09 Rev A  
00648\_PP10 Rev A  
00648\_PP11 Rev A

*Access*

SK12A  
SK16A  
SK17A  
DD102

*Elevations & Sections*

00648A\_JTP\_E\_ST01 Rev B  
00648A\_JTP\_E\_ST02 Rev B  
00648A\_JTP\_E\_ST03 Rev B  
00648A\_JTP\_E\_ST04 Rev B

00648\_JTP\_X\_01  
00648\_JTP\_X\_02  
00648\_JTP\_X\_03  
00648\_JTP\_X\_04

00648A\_JTP\_E\_WE  
00648A\_JTP\_E\_W1  
00648A\_JTP\_E\_W2  
00648A\_JTP\_E\_W3  
00648A\_JTP\_E\_W4  
00648A\_JTP\_E\_W5  
00648A\_JTP\_E\_JSW  
00648A\_JTP\_E\_S1  
00648A\_JTP\_E\_S2 Rev B  
00648\_JTP\_E\_\_E1  
00648A\_JTP\_E\_E2

*Floorplans*

00648A\_JTP\_P1\_00 Rev B  
00648A\_JTP\_P1\_01 Rev B  
00648A\_JTP\_P1\_02 Rev B  
00648A\_JTP\_P1\_03 Rev B  
00648A\_JTP\_P1\_04 Rev B

00648A\_JTP\_P1\_05 Rev B  
00648A\_JTP\_P1\_06 Rev B  
00648A\_JTP\_P1\_07 Rev B  
00648A\_JTP\_P1\_01 Rev B

**Reason:** For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

**Outline planning application**

3. The development hereby permitted shall be carried out in complete accordance with the details shown on the submitted plans, numbered below, except where varied by any other conditions of this permission.

00648\_S01  
00648\_PP01 Rev A  
00648\_PP02 Rev A  
00648\_PP04 Rev A  
00648\_PP05 Rev A  
00648\_PP06 Rev A  
00648\_PP07 Rev A

00648\_PP09 Rev A  
00648\_PP10 Rev A  
00648\_PP11 Rev A

Access

SK21  
SK22  
SK23  
DD102

**Reason:** For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

**Listed building application**

2. The development hereby permitted shall be carried out in complete accordance with the details shown on the submitted plans, numbered below, except where varied by any other conditions of this permission.

00648\_S02  
SSP report dated November 2017 - Appendix 1 'Listing of Remedial Works'

**Reason:** For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

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As per report and amended/additional conditions (Item 1)

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41. [Procedure Rule 25](#)

A proposal to extend the meeting by up to one hour was proposed and seconded.

RESOLVED:

THAT the meeting be extended by up to one hour.

42. **Planning Applications and Related Matters continued.**

**Application:**

[P/01460/17](#)

**Details:**

Ryde School, 7 Queens Road, Ryde, Isle of Wight, PO333BE

Construction of boarding house and netball courts in association with school and associate landscaping works, to include improved access for emergency and refuse vehicles (revised scheme).

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 9 March 2018.

**Public Participants:**

Andrew White (Objector)  
David Goodman (Objector)  
Jim Moody (on behalf of Town Council)  
Martha James (Agent)

**Additional Representations:**

A representation from the Fire service had been received and an amendment to condition 9 and an additional condition was proposed. 15 additional letters of support had been received from third parties including Island residents and businesses, and 30 letters of objection had also been received. Condition 15 had been amended to read C2 – residential institutions.

**Comment:**

Councillor Adrian Axford spoke at Local Member on this item

Concern was raised that the scheme had not been significantly changed to overcome the reason for the refusal of the previous scheme on the site.

Officers advised that the previous refusal was subject to a planning appeal which would be considered by an inspector in May 2018.

**Decision:**

The Committee had taken into consideration the recommendation as set out under the paragraph entitled Justification for Recommendation of the report

a proposal to refuse the application was made and seconded, in compliance with the Council's Constitution a named vote was taken.



For (5)

Reg Barry, Geoff Brodie, John Kilpatrick, Michael Lilley, Shirley Smart  
Councillors

Against (7)

Councillors Michael Beston, George Cameron, Steve Hastings, John Howe, Stuart Hutchinson, Brian Tyndall, Chris Quirk

The proposal therefore fell and a further proposal to approve the application in line with the officers recommendation was made and seconded.

**RESOLVED:**

THAT the application be approved

**Amended Conditions:**

9. Notwithstanding the submitted details, the boarding house shall not be brought into use and construction of the access and courts shall not begin until details of hard and soft landscaping works and the ecological enhancements set out within the submitted Ecological Impact Assessment, including a timetable for the carrying out and completion of such works, have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- i) **construction details for the netball courts to ensure these would be suitable to accommodate fire appliance access and egress;**
  - ii) proposed finished levels or contours;
  - iii) means of enclosure and boundary treatments **(to include the position of any fencing and size and type of gates around the netball courts to ensure fire appliance access to and egress from the northern court would be facilitated);**
  - iv) pedestrian and vehicular access;
  - v) hard surfacing materials;
  - vi) refuse and cycle storage (minimum capacity for 10 cycles to be stored);
  - vii) existing trees and planting to be retained and new planting (including the location, number, species, size and density of plants and method of planting).

The landscaping of the development and ecological enhancements shall be carried out and completed in accordance with the approved details and at the agreed times. Any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless otherwise approved in writing by the Local Planning Authority. The facilities approved and provided in accordance with this condition for recycling, refuse and cycle storage shall be maintained and retained thereafter in accordance with the approved details and shall not be used for any other purpose other than for the approved storage/parking purposes as indicated on the approved details.

**Reason:** To ensure an attractive appearance for the development and that tree loss

would be mitigated and compensated for, to ensure the character and appearance of the Ryde Conservation Area would be preserved and enhanced, to ensure that opportunities to enhance the ecological and biodiversity interests of the site and the surrounding area would be taken, to protect the amenities of neighbouring residents, and to ensure facilities for fire appliance access/egress and for recycling and refuse storage and cycle parking would be provided to service the development in accordance with the aims of policies DM2 (Design Quality for New Development), DM11 (Historic and Built Environment), DM12 (Landscape, Seascape, Biodiversity and Geodiversity) and DM17 (Sustainable Travel) of the Island Plan Core Strategy, the National Planning Policy Framework, and the Council's Supplementary Planning Documents *Guidelines for Parking Provision as Part of New Developments* and *Guidelines for Recycling and Refuse Storage in New Developments*.

15. The building hereby permitted shall only be used to provide boarding accommodation for students or employees of the school, any dependents of such employees, or visitors to the school and shall not be used for any other purpose, unless that other purpose is ancillary to the principal **C2 use** of the building hereby permitted. The number of residents of the building shall not at any time exceed 75.

**Reason:** To ensure a good level of amenity for residents of the building and neighbouring residents and that the impact of any change of use of the building on the Solent SPA site could be assessed in accordance with the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy and the National Planning Policy Framework.

**Additional condition**

18. Construction of the boarding house hereby permitted shall not begin until details of measures to be incorporated into the building/development to assist firefighting have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the agreed measures shall be provided before the boarding accommodation is brought into use.

**Reason:** To ensure high quality design and safe development/environment in accordance with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

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**Application:**

[P/01484/17](#)

**Details:**

Wootton Bridge Recreation Ground, Footways, Wootton Bridge, Ryde, Isle of Wight.

Replacement of 1no existing 15m floodlight with 17.5m floodlight/ telecommunications antenna; 4 no ground cabinets (revised location)(readvertised application)

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 9 March 2018.

**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 amendment of condition 4.

**Amended Condition:**

4. The floodlight hereby permitted shall be illuminated on no more than 4 days per week (between Monday to Saturday) and shall only be in operation between the hours of 16:00-21:30 on any day, unless otherwise agreed in writing by the Local Planning Authority.

The operator of the floodlights shall maintain a record of the days and hours during which the floodlights are in use and the associated user group. This record shall be made available for inspection by the Local Planning Authority at reasonable notice.

**Reason:** To comply with the terms of the application and in the interests of protecting the amenity of adjoining residential properties and to comply with policy DM2 (Design Quality) for the Island Plan.

As per report and amended condition (Item 4)

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43. **Members' Question Time**

Councillor Reg Barry asked how much weight Committee members should put on financial contributions on applications being considered by them, he was advised that it was up to each individual member to consider how much weight to apply to financial contributions.

CHAIRMAN