



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 17 APRIL 2018 COMMENCING AT 4.00PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Chris Quirk (Chairman), Reg Barry, , Geoff Brodie, George Cameron, John Howe, John Kilpatrick, Michael Lilley, Shirley Smart Brian Tyndall
Also Present (non voting)	Cllrs Clare Mosdell, Dave Stewart
Officers Present	Marie Bartlett, Ben Gard, Wendy Perera, Alan White (on behalf of Island Roads), Sarah Wilkinson
Apologies	Cllr Michael Beston, Matthew Price

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44. [Minutes](#)

RESOLVED :

THAT the minutes of the meeting held on [27 March 2018](#) be agreed subject to the following amendments:

THAT the resolution of application P/0141/15 – Land adjacent to Hunter’s Way, Buckbury Lane, Newport, Isle of Wight be amended to read:-

RESOLVED:

THAT the application be approved subject to additional condition and the need for an obligation

**Conditions:**

Requiring a survey of the track (Buckbury Lane) be taken prior to commencement of works and following completion to enable reinstatement of the track.

As per report (item 3)

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

THAT the resolution for item 2 – P/00496/16 - Land bounded by River Medina/Cowes Youth Centre/ Medina Road/Thetis Road/Pelham Road/ Arctic

Road, Cowes Isle of Wight be amended and circulated to the Planning Committee prior to the sign off of the minutes. The following resolution was agreed by the Committee following a consultation:

**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

45. **Declarations of Interest**

Councillor Reg Barry declared an interest in minute number 46 (1) Land between East Cowes Road and Fairlee Road, Racecourse, Newport as he knew the applicant.

Councillor Shirley Smart declared an interest in minute 46 (1) – Land between East Cowes Road and Fairlee Road, Racecourse, Newport – as she was the Chairman of the Parish Council Planning and Licensing Committee which had previously looked at this application. Additionally she declared an interest in minute 46 (2) – Mole Countrystore, Blackwater Road, Newport - as she had a close relative who was employed by Mole Countrystore. Despite this she came to the meeting with an open mind regarding both applications.

Councillor Geoff Brodie declared an interest in minute number 46 (1)– Land between East Cowes Road and Fairlee Road, Racecourse, Newport as he used the football club – and minute number 46 (2) – Mole Countrystore, Blackwater Road, Newport – as he knew the owner of Mole Countrystore.

Councillor Steve Hastings declared an interest in minute 46 (1) – Land between East Cowes Road and Fairlee Road, Racecourse, Newport – as he attended the Parish Council Planning and Licensing Committee which had previously looked at this application.

46. **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/01573/17 TCP/09009/D](#)

**Details:**

Proposed football ground, grandstand and floodlights, clubhouse and associated roads and parking

Land between East Cowes Road and Fairlee Road, to north west of roundabout, Racecourse, Newport, Isle of Wight

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 13 April 2018

**Public Participants:**

Jo Thistlewood on behalf of East Cowes Road Residents

Peter Westhorpe on behalf of Football Club

**Additional Representations:**

Newport Parish Council comments had been omitted from the officers report and were included in the additional representations, the comments had requested an additional condition for a Traffic Management Plan to be included which officer agreed with.

An additional letter of representation was received raising concerns that the officers report had not given sufficient consideration to the comments received

Officers recommended an amendment to conditions 15 and 21 and the inclusion of three further conditions.

**Comment:**

Concerns were raised with regard to ownership of the land and certainty of this being a site for Newport Football Club and also delivery of the new facilities in advance of the demolition of the current facilities at St George's Way. Officers advised that they were unable to condition ownership issues through planning conditions but with regard to the second matter the requirement for replacement facilities to be provided prior to demolition of existing facilities would be a matter that would be dealt with as part of any application for the redevelopment of the St George's Park site.

Concerns were raised regarding the safety of pedestrians crossing Racecourse, as this was a fast and busy stretch of road going into a 50mph zone. The Island Roads

representative advised that the design of the access and egress complied with the existing speed limit. It was confirmed that officers had discussed better pedestrian crossing on Racecourse with the agent and they had been agreeable. A condition was therefore included within the recommendation for these improvements.

The bus stops at Binfield corner would be advertised as the most appropriate bus stop to use when attending events at the football club.

**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 of the additional recommended conditions and that the improvements to the pedestrian refuge are agreed with the Local Member, Chairman and Head of Place

**Conditions:**

**Amended Condition:**

- 15 The use of the pitch hereby permitted shall not be operational outside the following times, with the exception of any game which goes into extra time, which can be finished:

0800 to 2200 Mondays to Fridays

0800 to 2000 Saturdays

0900 to 1800 Sundays and Bank or Public Holidays

**Reason:** To protect the amenities of nearby residential properties and to comply with policy DM2 of the Island Plan Core Strategy.

21. The floodlights hereby permitted shall not be illuminated/in operation after 22:00 on any day, unless otherwise agreed in writing by the Local Planning Authority. The applicant 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 DM2 of the Island Plan Core Strategy.

**Additional conditions:**

24. Prior to the facility hereby approved being brought into use a Traffic Management Plan shall be submitted to and agreed in writing by the LPA. This documents should outlined what measures will be put in place, including liaison with The Council's Emergency Management Team, Island Roads and the Police for events where greater number than

25. Prior to any activities being undertaken outside of the building, which are not related to the primary use of the site for sport, details of the nature and times of the activities shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** In the interests of the amenities of neighbouring properties and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

26. Any public address system used shall be restricted to league match days only and be used for no greater period than one hour prior to kick-off and thirty minutes post final-whistle (save for any required safety broadcasts etc).

**Reason:** In the interests of the amenities of neighbouring properties and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

As per report (Item 1)

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**Application:**

[P/01326/17 TCP/22015/E](#)

**Details:**

Proposed extension to existing store, new building for retail and visitor use; change of use of existing bungalow to cafe/workshop; parking (revised scheme).

Mole Countrystore, Blackwater Road, Newport, Isle of Wight, PO303BG

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 13 April 2018

**Public Participants:**

Mr Phil Salmon (Agent)  
Mr Peter Lambert (Applicant)

**Additional Representations:**

A letter and petition containing 114 signatures had been submitted to the Local Planning Authority from the agent. The letter seeks to respond to representations received and also outlined that the applicant was satisfied to include a condition restricting the retail element of the site bulky goods.

**Comment:**

Clare Mosdell spoke as Local Member on this item

The committee considered that whilst matter relating to design which were a reason for refusal of the previous scheme had been addressed that the principal issue of the use of this site for retail had not changed and therefore remained a reason for refusal.

**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

**Conditions:**

As per report (Item 2)

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CHAIRMAN