



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 29 MAY 2018 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, Vanessa Churchman, Steve Hastings, John Howe, John Kilpatrick, Matthew Price, Shirley Smart
Also Present (non voting)	Cabinet Member for Planning and Housing: Cllr Barry Abraham (non voting)
Officers Present	Marie Bartlett, Russell Chick, Wendy Perera, Justin Thorne, Alan White (on behalf of Island Roads), Sarah Wilkinson
Apologies	Cllr Michael Lilley

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1. **Minutes**

**RESOLVED :**

THAT the Minutes of the meeting held on [17 April 2018](#) be confirmed subject to the following amendment:

THAT Steve Hastings be added to the list of members present at the meeting.

2. **Declarations of Interest**

There were no declarations received at this stage.

3. **Report of the Head of Place**

**Planning Applications and Related Matters**

Consideration was given to items 1 - 3 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/01584/11 TCP/19342/K](#)

**Details:**

Sustainable tourism and wetland enhancement project to include 60 holiday lodges, reception/health suite building, alterations to existing access, car parking, cycle and pedestrian routes and associated landscaping; outline planning application for RSPB visitor centre and storage barn (revised plans)(revised description)(re-advertised application)(revised plans relating to two storey holiday units, barn and RSPB visitors centre; and land levels)(additional information relating to ecology transport, landscape and visual impacts, contaminated land, phasing, flood risk, assessment and drainage, habitats regulations and non-technical summary for Environmental Statement)(re-advertised)

land east of Rowborough Farm Cottages, south of, Carpenters Road, Brading, Sandown, Isle of Wight.

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 25 May 2018

**Public Participants:**

Christopher Offer (objector)  
Cllr Richard Hudspith (Brading Town Council)  
Keith Ballard (Supporter)

**Additional Representations:**

Four further letters of objection had been received by the Local Planning Authority although they had repeated concerns already raised.  
An additional condition had been recommended which sought to control the amount of retail space within the proposed tourism reception building.

**Comment:**

Councillor Brian Tyndall spoke as Local Member on this item

Questions were raised regarding the proposed remediation work to the whole site and if this would restrict the commencement of works, they were advised that all remediation works would have to be undertaken prior to commencement of the built development. Following the completion of additional contamination tests secured by the relevant planning condition, a detailed remediation strategy would be submitted to Environmental Health for their consideration. This would allow asbestos to be treated in the correct manner, either through removal or the use of a capping layer. Officers read out a statement provided by the Environmental Health Practitioner to this effect.

Officers explained that the construction of the proposed tourism and RSPB buildings would be done together to mitigate disturbance to the nature reserve. Officers explained that a phasing condition had been recommended to control the time at which works would take place. A process had been set out within the legal agreement that enables the Local Planning Authority to take the developer to court should the delivery of the RSPB reserve and visitor centre not be complied with correctly (prior to the use of the holiday lodges occurring).

The Committee raised concerns regarding the occupation of the proposed holiday lets, they felt that the conditions were not strong enough to restrict occupation. It was considered that a more robust condition restricting the use for of the holiday units by any one person(s) to periods of no more than 6 consecutive weeks.

**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 following:

- A change to the legal agreement clause relating to occupation and
- Consideration of a bond to ensure the remediation, landscaping and profiling is completed prior to occupation of the holiday units.

**Amended Condition:**

7. The amount of retail space within the tourism reception building shall be limited to that shown on drawing number 01-377-311 and shall not be increased in size.

**Reason:** The land is situated within an area where general retail uses are not normally permitted and to comply with Policy DM10 (Rural Service Centres and the Wider Rural Area) of the Island Plan Core Strategy.

As per report (Item 1)

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**Application:** [P/00393/18 TCP/12937/G](#)

**Details:**

Demolition of building; construction of seven houses (revised scheme)

23 Medina Avenue, Newport, Isle of Wight, PO30 1EL

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 25 May 2018

**Public Participants:**

Phil Salmon (Agent)

**Comment:**

Councillor Geoff Brodie 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.

Concern was raised regarding parking on the site, there was no provision for each property and it was highlighted that this area had experienced a high level of parking problems. Officers advised that the guidance allowed for developments this close to town would not be expected to provide parking. Island Roads had objected to a previous application that had included parking due to no visibility from the parking spaces due to the positioning of the neighbouring property (No.27)

**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 (6)

Councillors Reg Barry, George Cameron, Vanessa Churchman, John Kilpatrick, Matthew Price, Shirley Smart

Against (0)

Abstain (4)

Councillors Michael Beston, Steve Hastings, John Howe, Chris Quirk

**RESOLVED:**

THAT the application be refused

**Reason:**

Inadequate parking provision on site  
(Item 3)

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**Application:** [P/01365/17 TCP/20245/K](#)

**Details:**

Proposed construction of 12 additional holiday lodges and associated works.

Woodside Bay Holiday Village, New Road, Wootton Bridge, Ryde, Isle of Wight

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 25 May 2018

**Public Participants:**

Peter Foister (Objector)  
Mrs J Traill (Objector)  
Lesley Toleman (Objector)  
Elle Cass (Agent)

**Comment:**

Councillor Barry Abraham spoke as Local Member on this item

The Committee were advised that on the main site an application had been approved for 126 units, this had then been revised to 119 to allow for more space between units on the site. An application had been refused for a maintenance building on the site, which had also been dismissed at appeal. However, Officers explained that there is a principle difference in approach for assessing the location of tourism and non-tourism development because policy SP4 (Tourism) of the Island Plan does not require a demonstration of local need for tourism developments.

**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.

As per report (Item 2)

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CHAIRMAN