



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 3 JULY 2018 COMMENCING AT 4.00PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Chris Quirk (Chairman), Reg Barry, Michael Beston, George Cameron, Vanessa Churchman, Rodney Downer, Steve Hastings, John Howe, John Kilpatrick, Matthew Price, and Brian Tyndall
Also Present (non-voting)	Cabinet Member for Planning and Housing: Cllr Barry Abraham
Officers Present	Jennifer Beresford, Russell Chick, Ben Gard, Maisy Green and Sarah Wilkinson Alan White, Rachel Thomson (Island Roads)
Apologies	Geoff Brodie, Shirley Smart

4. [Minutes](#)

RESOLVED:

THAT the Minutes of the meeting held on 29 May 2018 be confirmed.

5. [Declarations of Interest](#)

Cllrs George Cameron, Matthew Price, Brian Tyndall and Chris Quirk declared a personal interest in relation to the Blythe Way application as they knew both the applicant and the objectors.

Cllr John Howe declared an interest in relation to the Sandham Gardens application as he knew the applicant; however, it was not a close relationship.

Cllr Vanessa Churchman declared an interest in relation to the Blythe Way application as she knew the applicant; however, it was not a close relationship.

6. [Election of a Chairman for Item 1, Application P/01538/17 \(Blythe Way\).](#)

Due to the Chairman and the Vice Chairman declaring an interest in application P/01538/17 (Blythe Way), it was necessary to elect a chairman for the item.

RESOLVED:

THAT Cllr Reg Barry be elected as Chairman for the item.

7. **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/01538/17](#)

Details:

Proposed detached dwelling with access and parking

Land adjacent, 36 Blythe Way, Shanklin, Isle Of Wight, PO37

Site Visits:

The site was visited by members of the planning committee on Friday, 29 June 2018.

Public Participants:

Mr Welch on behalf of the Batts Copse Improvement Group (Objector)

Mr Glen Hepburn (Agent)

Additional Representations:

None

Comment:

Cllrs George Cameron, Matthew Price, Brian Tyndall and Chris Quirk left the room for this item and Cllr Hastings was not present.

Discussion took place regarding the size of the proposed dwelling in relation to the plot and the neighbouring properties and clarification was provided that the existing dwelling would retain two parking spaces.

Members were advised that while the objector had suggested there were issues around the ownership of the land, the planning requirements in this regard had been met and the appropriate certificates were in place. In addition officers advised since the site was within the settlement boundary there was no requirement for a specific need to be proven, as the general need for housing was being met.

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

a proposal to refuse the application on the grounds the proposed development was inappropriate in scale and mass and therefore was contrary DM2 to was made and seconded. In compliance with the Council's Constitution a named vote was taken.

For (6)

Councillors Reg Barry, Rodney Downer, Vanessa Churchman, John Howe, John Kilpatrick, Brian Tyndall

Against (0)

The proposal was carried and the application was refused against officer recommendation.

RESOLVED:

THAT the application be refused

Conditions:

As per report (Item 1)

Application:

[P/01393/17](#)

Details:

Demolition of building; proposed construction of 10 houses (revised location description)(re-advertised application)(revised plans)

Highmead and The Laurels (formally Elmdon House), 3, Highfield Road, Shanklin, Isle of Wight, PO37

Site Visits:

The site was visited by members of the planning committee on Friday, 29 June 2018.

Public Participants:

Mr Peter Dyer (Objector)

Mr Phil Salmon (Agent)

Additional Representations:

None

Comment:

Cllrs Hastings joined the committee.

Members raised concerns regarding ongoing maintenance of the proposed communal space and the risk it could be used for additional parking. Officers advised a condition could be included regarding the upkeep of the space.

Consideration was given to the location of the site within a Conservation Area. It was noted that, in addition to stone from the original building being reused and the design and proposed materials being sympathetic to the area, officers also felt that the spaces between the proposed dwellings would enhance the street view.

Clarification was provided that due to the size of the development, there was no requirement for onsite affordable housing. However, section 106 monies for play equipment would be payable and a 3% (of sale price) contribution for offsite affordable housing would be payable when each dwelling sold.

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

a proposal to approve the application in line with officers recommendation, subject to the inclusion of a condition relating to the ongoing maintenance of communal space, was made and duly seconded.

The proposal was carried and the application was approved in line with officer recommendation.

RESOLVED:

THAT the application be approved subject to the inclusion of a condition requiring ongoing maintenance of communal space.

Conditions:

As per report (Item 2) and

Condition 8 should be amended to include "in accordance with agreed details".

Application:

[P/00521/18](#)

Details:

Installation of sky trail highropes adventure course

Sandham Gardens, Culver Parade, Sandown, Isle Of Wight, PO368AT

Site Visits:

The site was visited by members of the planning committee on Friday, 29 June 2018.

Public Participants:

Mr Christian Zanti (Applicant)

Additional Representations:

None

Comment:

There was general agreement the development was appropriate for the site and would benefit the local area and the Island.

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

a proposal to approve the application in line with officers recommendation was made and duly seconded.

The proposal was carried and the application was approved in line with officer recommendation.

RESOLVED:

THAT the application be approved.

Conditions:

As per report (Item 3) and

CHAIRMAN