



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 14 AUGUST 2018 COMMENCING AT 4.00PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Chris Quirk (Chairman), Reg Barry, Michael Beston, Geoff Brodie, George Cameron, John Howe, Julie Jones-Evans, Matthew Price, Brian Tyndall, Shirley Smart
Officers Present	Paul Barton, Jennifer Beresford, Russell Chick, Ben Gard, Wendy Perea, Stuart Van-Cuyenburg, Alan White, Sarah Wilkinson.
Apologies	Vanessa Churchman, John Kilpatrick

7. [Minutes](#)

RESOLVED :

THAT the Minutes of the meeting held on 3 July 2018 be confirmed subject to the following amendments:

Cllrs Tyndall had not declared a personal interest in relation to the Blythe Way application.

Cllr Michael Beston declared a personal interest in relation to the Blythe Way application as he knew both the applicant and the objectors.

8. [Declarations of Interest](#)

There were no declarations received at this stage.

9. **Report of the Head of Place**

Planning Applications and Related Matters

Consideration was given to the report of the Head of Place.

RESOLVED :

THAT the application 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/01372/17](#)

Details:

Demolition of existing building; replacement two storey cafe/restaurant including balconies.

Water's Edge Café, 40 Shore Road, Cowes, Isle of Wight, PO318LD

Site Visits:

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

Public Participants:

Cllr Ginnie Orrey (Objector - Parish Council)
Mr Andrew White (Agent)

Additional Representations:

The applicant submitted a response in relation to comments made on the application. No change to the recommendation resulted from the additional submission. However, condition 2 was updated, following the submission of revised plans.

Comment:

Cllr Julie Jones-Evans read a response prepared by the Local Member.

In response to comments from the local member and objectors regarding the parking assessment being undertaken out of season, clarification was sought from Island Roads regarding parking capacity. Members were advised Island Roads had visited the site subsequently and were satisfied there was adequate parking on local roads.

Discussion took place regarding the size and mass of the proposed development in relation to the local area and neighbouring properties, the impact of the expansion of the business to local residents. There was a general consensus that the local area was varied in look and feel and therefore the proposed building would not be out of place. Similarly, since the site was in the vicinity of two existing licensed premises it was not felt there would be a significant impact on residents due to the conditions proposed.

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 conditional permission be approved

Conditions:

As per report (Item)

10. Members' Question Time

Members were advised a number of written questions had been received by Cllr Michael Lilley. Cllr Lilley had agreed these questions will be addressed in writing by the cabinet member and would be circulated to all members of the planning committee.

Cllr Brian Tyndall asked a question in relation to National Planning Policy Framework Consultation on fossil fuels and permitted development rights. Members were advised that local plan policies would be reviewed as part of the work on the Island plan and that the council's response to the consultation would be circulated to the planning committee prior to it being finalised for submission. In addition, a resolution relating to Fossil Fuels would be likely to be presented to a future meeting of Full Council.

Cllr Geoff Brodie asked a question in relation to the recent applications and subsequent appeal in relation to Ryde School. The committee noted that the appeal against the initial refusal of the application on the site had been upheld. Officers confirmed that the inspector noted that the approved scheme did include changes to the design which could have resulted in a different decision to that of the application that was being considered. Members were also advised that the council was subject to a Judicial Review in relation to the second application, the process reviews the council's determination but even if that were successful, would not of itself come to a different decision.

Cllr Julie Jones-Evans asked a question in relation to the enforcement of conditions relating to the Mill Street application, specifically the landscaping conditions impact on the adoption of the road. A written response would be provided.

Discussion took place regarding the new structure of the planning department and it was agreed an updated structure be circulated to the committee. It was highlighted that a structure of the whole council would be useful and it was requested that the Assistant CX take this comment back.

CHAIRMAN