



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 25 SEPTEMBER 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, Vanessa Churchman, Steve Hastings, Julie Jones-Evans, John Kilpatrick, Michael Lilley, Matthew Price, Shirley Smart
Officers Present	Paul Barton, Russell Chick, Ben Gard, Maisy Green, Sarah Wilkinson, Simon Wiggins, Chris Ashman
Apologies	Cllrs George Cameron, Brian Tyndall

11. [Minutes](#)

RESOLVED:

THAT the Minutes of the meeting held on 14 August 2018 be confirmed.

12. [Declarations of Interest](#)

Cllr Vanessa Churchman declared a personal interest in Minute 13 - Rosemary Vineyard, Smallbrook Lane, Ryde, Isle of Wight, as she knew the Applicant Mr Gauntlett. She was not present during the discussion or voting thereon.

Cllr Lilley declared an interest in Minute 13 - Rosemary Vineyard, as he was a member of Ryde Town Council, a member of the Waterside Community Trust and a colleague of the objector Martha James.

Cllrs Brodie, Beston, Hastings, Jones-Evans, Kilpatrick, Price, and Smart all declared an interest as they were all acquaintances of Mr. Gauntlett.

13. **Report of the Head of Place**

Planning Applications and Related Matters

Consideration was given to items 1 - 5 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.

(Councillor Vanessa Churchman declared a personal interest in the following item and left the room)

During the debate on this item Cllrs Geoff Brodie and Julie Jones-Evans declared a personal interest as they were members of Cycle Wight.

Application:

[P/01218/16](#)

Details:

Outline for proposed development of 140 dwellings; formation of vehicular access (additional information submitted)(revised plans including a reduction in the number of dwellings)(re-advertised).

Rosemary Vineyard, Smallbrook Lane, Ryde, Isle of Wight, PO33 4BE

Site Visits:

The site was visited by members of the planning committee on Friday, 21 September 2018.

Public Participants:

Martha James (On behalf of objector)

Tim Thorne (Objector)

Phil Salmon (Agent)

Additional Representations:

Officers considered it necessary to add two conditions to the existing report. These conditions would ensure the affordable housing units were to be provided in small clusters throughout the site and not in a single location, and that an up to date design code was submitted.

Comment:

Cllr Ian Stephens spoke on behalf of the local member, as he was the adjoining ward member.

In response to comments from both the neighbouring ward member and the objectors, clarification from the planning officer was sought. Members were advised that the

safety improvements were not dependant on the Pennyfeathers development and that applications were to be reviewed on their own merit. The current map and design of the development was indicative and therefore suggestions could be put forward to the developer. It was confirmed that Southern Vectis operated a bus service from Bettsworth Road which officers had determined was within a sufficient distance from the proposed site. The potential surface water and risk of flooding had been taken into consideration and the plan complied with the necessary planning policy requirements.

Members raised concerns about the lack of public transport near to the site and the current traffic infrastructure that was in place. It was thought that additional traffic would only add to the current congestion on Smallbrook Lane and Asheby Road. It was highlighted that the police and Island Roads had deemed the junction on Preston Road as dangerous. Members further asked that the footways on the plan be reviewed to ensure they were suitable for pushchairs, wheelchairs and bicycles. Members acknowledged that the recommendation incorrectly referred to paragraph 6.59, when indeed it should refer to paragraph 6.62 of the report.

A proposal was put forward to refuse the application. A vote on the motion was taken and the proposal to refuse the application fell.

Having taken into consideration and agreement with the recommendation as set out under the paragraph entitled Justification for Recommendation of the report planning committee resolved:

THAT conditional permission be approved.

Conditions:

As per report (Item 1) and the following additional conditions:

18. Notwithstanding the details on the indicative plans, any application of the layout of the proposed units shall include a housing tenure plan showing the location of the required affordable housing units. The units should be provided in small clusters throughout the site and not in a single location.

Reason: To ensure blind tenure is achieved and an appropriate mix of unit types in accordance with policy DM2 (Design Quality for New Development) and DM3 (Balanced Mix of Housing) of the Island Plan Core Strategy.

19. Any reserved matters application for appearance shall be supported by an up to date design code, which provides guidelines of height, scale and footprint for the self-build plots.

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

Cllr Vanessa Churchman re-entered the room

Application:

[P/007616/18](#)

Details:

Conversion of barns to provide 3 houses (1x 2 bed, 2x 3 bed), and relocated bus stop.

Aldermoor Farm, Upton Road, Ryde, Isle of Wight, PO33 3LA.

Site Visits:

The site was visited by members of the planning committee on Friday, 21 September 2018.

Public Participants:

Mrs Vav Simon (Applicant)
Phil Salmon (Agent)

Additional Representations:

The planning agent for the application provided an email from Southern Vectis supporting the principle of moving an existing bus stop further north towards the application site.

Comment:

Cllr Vanessa Churchman spoke as the local ward member in support of the application. The application would provide the right type of housing needed in the area and the surrounding residents would gain from a new bus stop. It was noted that no objections had been received.

In response the planning officer highlighted that the development location was not sustainable and that the hard standing would be isolated which would only help the bus stop and the application site, it would not create a pavement for local residents or connect to any local facilities and services.

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:

As the vote was tied in compliance with the Council Constitution, the Chairman used his casting vote, agreeing with officers' recommendation of refusal.

RESOLVED:

THAT the conditional permission be refused.

Item 2

Application:

[P/00303/18](#)

Details:

Alterations and conversion to form 4x residential dwellings.

Roadside Inn, Nettleston Green, Seaview, Isle of Wight, PO34 5DX.

Site Visits:

The site was visited by members of the planning committee on Friday, 21 September 2018.

Public Participants:

Mark Geernaert-Davies on behalf of Patricia Redpath (objector)
Cllr Diane Thomas-Foxley (Parish)

Additional Representations:

None.

Comment:

Cllr Reg Barry spoke as the local ward member objecting to the application, the history of the Roadside Inn was raised and it was highlighted that the item was currently listed as an Asset of Community Value (ACV). Additional objectors raised concerns about the current retail unit and advised that the condition of the shop was a poor and that it rarely opened. It was suggested that the officer recommendation to approve was contrary to the planning policy DM10 of the Island Plan, which stated that the council would expect proposals to preserve retail uses within Rural Service Centres to ensure that appropriate levels of services are provided within the local community.

The planning officer advised members there was a difference between planning law and the hearts and minds of individuals. The officer stressed whilst having sympathy for local views, it was important members separated out those thoughts and considered the application purely against planning policy. Members were further advised that the ACV was a separate matter from the planning application.

Members raised concerns about the history of previous applications in regards to the Roadside Inn and disagreed with the inspector's decision to approve the change in use from a public house to retail outlet (shop) in 2015. Members understood the contradiction but felt strongly that the building was an ACV and that the history and potential of the building were important to the community. It was the view of members that additional weight should be given to that when considering the application and possible loss of the asset to the community.

Decision:

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

A proposal was put forward to refuse the application. In compliance with the Council's Constitution a named vote was taken as the decision was contrary to officer recommendation.

For (9)

Cllrs Michael Beston, Geoff Brodie, Steve Hastings, Michael Lilley, John Kilpatrick, Matthew Price, Shirley Smart

Against (0)

RESOLVED:

THAT the planning application be refused.

Reasons:

The proposed development would result in the loss of a local retail facility and site allocated as an Asset of Community Value contrary to the requirements of policy DM10 (Rural Service Centres and the Wider Rural Area) of the Island Plan Core Strategy.

In line with the Council's Constitution Procedure Rule 25, as the meeting was likely to exceed three hours, members agreed by majority to extend the meeting by up to one hour.

RESOLVED:

THAT the meeting be extended by up to one hour.

(Item 3)

Application:

[P/00751/18](#)

Details:

Demolition of buildings; Construction of 2 storey building to provide 420 place primary school with associated landscaping; reposition mobile classroom.

Queensgate Foundation Primary School, Beatrice Avenue, East Cowes, Isle of Wight, PO32 6PA.

Site Visits:

The site was visited by members of the planning committee on Friday, 21 September 2018.

Public Participants:

Andrew White (Agent)

Additional Representations:

None.

Comment:

Members welcomed the new school project and thought the ethos and build had been well thought out.

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 4)

Application:

[P/00749/18](#)

Details:

Demolition of buildings; construction of a 2 storey building to provide a 420 place primary school with associated landscaping; retain and alter the existing pre-school building including a new pedestrian path.

Gurnard Primary School, Baring Road, Cowes, Isle of Wight, PO31 8DS.

Site Visits:

The site was visited by members of the planning committee on Friday, 21 September 2018.

Public Participants:

Andrew White (Agent)

Additional Representations:

None.

Comment:

Members questioned whether the access road to the school could be widened to allow for two way traffic flow and clarification was sought from highways. Officers advised this had been considered as part of application discussions, although it had been established that a number of trees and utility services would require removal or relocation, and that the costs would be prohibitive.

Officers highlighted the site was not increasing by size, nor was the number of pupils increasing.

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.

As per report (Item 5)

14. **Members' Question Time**

There were no member's questions.

CHAIRMAN