

# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 30 OCTOBER 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, George Cameron, Steve Hastings, John Howe, Julie Jones-Evans, Michael Lilley, John Kilpatrick, Matthew Price, Brian Tyndall, Shirley Smart
Also Present (non-voting)	Cllrs Paul Bertie, John Hobart
Officers Present	Chris Ashman, Paul Barton, Ben Gard, Maisy Green, Alan Ransom, Samantha Rogers, Sarah Wilkinson, Stuart Van-Cuylenburg

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15. [Minutes](#)

The chairman advised that he declared an interest in item 1 as he knew the owner of the Rosemary Vineyard.

RESOLVED:

THAT the Minutes of the meeting held on 25 September 2018 be confirmed.

16. [Declarations of Interest](#)

There were no declarations received at this stage.

17. [Public Question Time](#)

Questions were put to the Chairman as follows:

Two oral questions were asked by Malcolm Thorpe of Bembridge Harbour relating to the time taken to complete a planning obligation and lack of reply from officers to his solicitor's email regarding the matter. He asked:

1. Why has it taken so long?
2. When will my solicitor get a response?

The chairman advised that a written response would be provided within two weeks.

**18. 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/00422/18](#)

**Details:**

Proposed change of use/ extension and alterations of Bank to mixed use accommodation/ retail and dining (revised description)(re-advertised application)

National Westminster Bank Plc, 104 High Street, Cowes, Isle of Wight, PO31 7AU

**Site Visits:**

The site was visited by members of the planning committee on Friday, 26 October 2018.

**Public Participants:**

Mr S Tewksbury (Applicant)  
Cllr Roger Bartrum (Parish)  
Cllr Paul Bertie (Local Member)

**Additional Representations:**

Officers considered it necessary to replace one of the conditions to avoid doubt and to ensure satisfactory implementation of the development in accordance with the aims of policy DM2 of the Island Plan Core Strategy.

The conditions that had been recommended by the Council's Archaeology Officer had been omitted from the report in error.

**Comment:**

The parish council and the local member welcomed the new development. It was noted that the addition of the new post office within the building would be an advantage to both the local businesses and the residents. The project would potentially create 25 new jobs for the town whilst providing additional holiday and tourist accommodation.

Members raised questions about fire escapes, disabled access, bin areas and the possibility of an internal lift. Officers advised that all of the above had been included in the current plan. The disabled access would be via a ramp at the front of the building and the internal lift would give access to all floors. The bin areas is shown of the proposed plans on the ground floor as well as the ability for the provision to be shared with the neighbouring property 'That 60s Place' which is also owned by the applicant.

**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 conditional permission be approved.

**Conditions:**

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

The following condition should replace the relevant one listed in the report:

2. The development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plans, numbered 2018/253/03, 2018/253/09, 2018/253/010, 2018/253/011 and 2018/253/13.

**Reason:** For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

The following conditions were recommended by the Council's Archaeology Officer and omitted from the report in error:

10. No development shall take place until the applicant or their agents has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been agreed in writing by the County Archaeology and Historic Environment Service and approved by the planning authority. The development shall be carried out in accordance with the agreed details.

**Reason:** To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record in accordance with Policy DM11 (Historic and Built Environment) of the Island Plan Core Strategy.

11. To facilitate monitoring of the on-site archaeological works, notification of the start date and appointed archaeological contractor should be given in writing to the address below not less than 14 days before the commencement of any works:

Isle of Wight County Archaeology and Historic Environment Service  
Westridge Centre  
Brading Road  
Ryde  
Isle of Wight  
PO33 1QS

**Reason:** To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record in accordance with Policy DM11 (Historic and Built Environment) of the Island Plan Core Strategy.

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**Application:**

[P/00354/18](#)

**Details:**

Construction of 12 dwellings and garages; formation of new vehicular access, associated roadway and pavement; landscaping.

Land adjacent to 255 Gunville Road, Newport, Isle of Wight, PO30

**Site Visits:**

The site was visited by members of the planning committee on Friday, 26 October 2018.

**Public Participants:**

Mr Andrew White (Agent)  
Mr B.M Brake (Objector)  
Mr Roderick Moore (Objector)  
Cllr John Hobart (Local Member)

**Additional Representations:**

Officers considered it necessary to amend the conditions to take account of the trees that had recently fallen and to allow for a localised narrowing of the proposed footway outside of the site. The amended conditions would ensure existing trees were retained and protected and that LPA have control over the final design and width of the new pavement.

**Comment:**

Members raised concerns about the potential contamination on site and what the extent of the investigation into the possible contamination would involve. The width of the stream buffer was also raised and whether a footpath link outside of the site could be provided. Officers advised that the size of the proposed stream buffer was considered sufficient and that conditions had been recommended to protect this watercourse and to ensure due regard was had to contamination concerns raised. It was advised that Environmental Health had recommended that initially a desktop analysis would be carried out in regards to the possible contamination, and if further investigation were required then experts in contamination would work with Environmental Health to ensure that if necessary the land would be remediated so that it would not be considered 'Contaminated Land' as defined by the Environmental Protection Act 1990. Officers also confirmed that a footpath link would be provided

outside the site to link the housing development to the existing settlement.

**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 conditional permission be approved.

**Conditions:**

As per report (Item 2) but with the following amendments to conditions 5 and 9 as recommended by Officers in the Committee Update Paper:

- 5 No development, including site clearance and preparation, shall begin until existing trees have been protected in accordance with details of tree protection measures that have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with the BS5837:2012 standard and include a plan showing the location of existing trees to be retained and the positions of any protective fencing. The agreed measures shall be adhered to for the duration of the development.

**Reason:** This condition is a pre-commencement condition to prevent damage to trees during construction and to ensure existing trees to be retained would be adequately protected throughout the development in the interests of the amenities of the area and to comply with the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

- 9 Notwithstanding the submitted plans, construction of the access, access road and footways shall not begin until details of the design, construction and surfacing of this access, road and footway, construction details of the junction of the access road with the public highway (Gunville Road), details of the precise width of the footway to be provided and details of the means of surface water disposal from these surfaces have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the access to it from the public highway and the footway link shown on drawing 1708 PA 003 Rev C has been provided in accordance with the approved details.

**Reason:** In the interests of highway safety, to promote sustainable travel and to ensure that the local risk of flooding is reduced in accordance with the aims of policies DM2 (Design Quality for New Development), DM14 (Flood Risk) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.

19. **Members' Question Time**

Members were given an update on the judicial review challenge to the grant of planning permission for a boarding house at Ryde School by legal services.

Cllr Michael Lilley asked a number of written questions (MQ 13/18). A copy of the question and reply given is contained in the Members' Question Register.

CHAIRMAN