



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 11 DECEMBER 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, Stuart Hutchinson, Michael Lilley, John Nicholson, Matthew Price
Also Present (non voting)	Cabinet Member for Planning and Housing: Cllr Barry Abraham (non voting)
Officers Present	Chris Ashman, Oliver Boulter, Russell Chick, Ben Gard, Maisy Green, Alan Ransom, Samantha Rogers, Sarah Wilkinson
Apologies	Cllrs John Howe, Shirley Smart, Brian Tyndall

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20. [Minutes](#)

RESOLVED:

THAT the Minutes of the meeting held on 30 October 2018 be confirmed.

21. [Declarations of Interest](#)

Councillor Michael Lilley declared an interest in item 4 ([P/00581/18](#)) as he was a trustee of the museum.

22. [Public Question Time](#)

Questions were put to the Chairman as follows:

Is it reasonable and realistic within the section 106 planning agreement for the Isle of Wight Council to have the ability to approve any proposed walkage over the relevant property that would obviously be commercially sensitive and confidential?

It was advised that a written response be provided in 5 working days.

## 23. Report of the Interim Head of Planning and Infrastructure Delivery

### Planning Applications and Related Matters

Consideration was given to items 1 – 5 of the report of the Interim Head of Planning and Infrastructure Delivery.

#### 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/00823/18](#)

#### **Details:**

Outline application for up to a maximum 66 dwellings with associated roads, parking and open space with access only off Newport Road.

Land to the rear of 391, Newport Road, Cowes, Isle of Wight, PO31

#### **Site Visits:**

The site was visited by members of the Planning Committee on Friday, 7 December 2018.

#### **Public Participants:**

Mr Holmes (Agent)  
Mr David Jaggard (Parish Council)

#### **Additional Representations:**

Officers considered it necessary to amend condition 2 to include reference to the need to take account for the positioning of the public water supply main.

#### **Comment:**

The parish council and the local member objected to the development as it was thought that the development was not sustainable. Concerns were raised with regard to the lack of infrastructure in place, and it was advised that Cowes Medical Centre had objected to the application on capacity grounds.

The majority of concerns from members were related to the junction for the development, it was thought that it would be dangerous for vehicles when exiting the junction heading towards Newport. It was highlighted that during the site visit members

discussed how busy the traffic was, it was noted that this was not a peak time and that it would get much worse.

The officers and the representative from Island Roads confirmed that they did not consider the additional traffic to have any further impact on the network, visibility from the junction had been reviewed and it was confirmed that it complied with the current design standards..

**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 and

**RESOLVED:**

THAT the application be deferred for detailed junction design and a safety audit.

**Conditions:**

As per report (Item 1) and the following amendments:

Officers recommended that condition 2 is amended to read as follows:

2. Approval of the details of the siting, design and external appearance of the building(s) and the landscaping of the site (hereafter called “the reserved matters”) shall be obtained from the Local Planning Authority in writing before any development is commenced. The siting shall account for the positioning of the public water supply main and protect it accordingly.

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**Application:**

[P/00328/18](#)

**Details:**

Outline for residential development.

Hawthorn Meadows, off Saunders Way, East Cowes.

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 7 December 2018.

**Public Participants:**

Angela Rowlands (Objector)  
Adele Norman (Objector)  
Chris Thompson (Objector)  
David Long (Agent)

**Additional Representations:**

Following a detailed assessment, officers thought it appropriate to clarify that the application site does include a small area of land that could have been interpreted as part of the open space area. Officer conclusion was that the area is not designated

open space within policy and therefore its loss would not be detrimental.

**Comment:**

Local objectors raised concerns about the potential ecological effect to the area and also the issues that would arise from overcrowding. The local member raised concerns in regards to transport, open spaces and again the ecological effect to the area.

Members questioned whether the open space was an asset of community value, and why the application did not detail the number of houses the developer had planned to build. It was confirmed by officers that the open space was not an asset of community value and that there was no requirement at this stage for the applicant to detail the number of dwellings, as the proposed was just in outline. The report had referred to 30 houses, but this had been used for traffic purposes only.

**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 in line with the recommendation.

**Conditions:**

As per report (Item 2) and the following conclusion:

The area is not designated open space within policy and considering the changes to the layout of the wider residential development and increases elsewhere, its loss would not be detrimental.

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**Application:**

[P/01087/18](#)

**Details:**

Retention and completion of seawall and slipway; proposed drainage improvements and outfall, timber wall and improvements to public right of way.

Kingarth House, Church Road, Binstead, Ryde, PO33 3SZ.

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 7 December 2018.

**Public Participants:**

Mr James Flynn (Applicant)  
Diana Conyers (Ryde Town Council)

**Additional Representations:**

The applicant submitted additional representations in form of a letter challenging the comments made on the application by Natural England, the AONB Partnership and the

Councils internal consultees (Principal Coastal Engineer, Tree Officer and Ecology Officer).

The late representations seek to clarify the baseline for assessment of impacts on the ancient woodland (ASNW), question the designation of this woodland as 'ancient' given historic quarrying activity and works undertaken by previous owners/custodians of Kingarth and that the application seeks temporary permission (25 years). It also sets out succinctly the mitigation measures proposed by the applicant. The received letter confirms that the previously proposed seagrass bed project does not form part of the proposed mitigation package.

The applicant has also raised concerns with the accuracy, consistency and comprehensiveness of the officer report and has asked for officers to comment on the following points:

- Status, interpretation and application of the Council's Shoreline Management Plan (SMP2);
- Officer's response to the RPS assessment on coastal processes;
- Context and baseline of the quarry and domestic curtilage of Kingarth;
- LPA's EIA Screening Opinion;
- Consideration of the proposed mitigation and benefits in the overall planning balance.

**Comment:**

The local member and Ryde Town Council were in support of the application. The town council advised that Kingarth was one of the oldest properties in the area, whilst welcoming the resolution the applicant had put forward to resolve the issues with right of way 46. The local member was in support of the application, it was advised that the MMO, Natural England and the Rights of Way team were all in support of the applicants offer to resolve right of way 46.

Officers highlighted the policy guidance within the National Planning Policy Framework (NPPF) and Island Plan in relation to coastal change. Officers also outlined the key material issues for the development, which related to its impact on the AONB, ecology and ancient woodland, confirming that all statutory consultees, including Natural England, had objected to the development.

It was advised by officers that members must consider the application on its own merits, and note the additional elements of the proposals compared to the Committee's decision to refuse permission in January 2018. Officers advised that works to the right of way 46 were not part of the development, but mitigation and that its improvement did not directly mitigate for the harm identified by Officers and statutory consultees.

The majority of members suggested that they could not identify officer's issues on site; it was thought that removing the wall could cause more damage. It was noted by members that the wall should not have been put in, in the first place and that the applicant should have sought approval initially.

**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

and

**RESOLVED:**

THAT the application be approved contrary to officer recommendation subject to conditions to secure the applicants proposed woodland mitigation and offsite improvements to right of way 46.

**Conditions:**

As per report (Item 3) and the following planning officer comments:

SMP2 is discussed within the coastal section of the officer report (paragraphs 6.1 to 6.15). It is a material consideration in the assessment and determination of this application and can be used as evidence and guidance when determining applications along the Island's coastline. Paragraph 6.2 refers to the explanatory text of policy DM15, which explains that the Shoreline Management Plan identifies management approaches and policies for defending the coastline as well as parts of the coast where defence may no longer occur. Whilst SMP2 does not form part of the development plan, it has been adopted by the Council and is referred to in the text to DM15. Officers comment that SMP2 currently is the best available evidence on which to consider and assess development proposals at the coast.

The RPS assessment submitted by the applicant is discussed and considered in paragraphs 6.7-6.11 of the officer report. Officers comment that this wall will provide a hard point along this stretch of coast and having discussed the proposal with the Council's Coastal Engineer, it is considered that, despite the claims within the RPS assessment, this structure is currently being affected by coastal processes and will affect coastal erosion over its lifetime.

Whilst Quarr Wood has been subject to historic quarrying activity, there is no clear evidence when quarrying within this part of the wood took place, the nature of that activity and whether this was or was not undertaken in a woodland setting. There is evidence that the wider area known as Quarr Wood, including the application site area, has been wooded for hundreds of years (since at least the latter part of the 1700s). Officers would comment that despite the applicant's comments, the woodland within the application site is designated as ancient woodland and therefore this application must be assessed on that basis.

In respect of the LPA's Screening Opinion, this concluded that the development would not be likely to have a significant effect on the environment. However, this assessment did recognise the negative effect of the development on the AONB, that the development would affect and be affected by coastal processes and that impacts to woodland and biodiversity would need to be mitigated/compensated for. This conclusion was based on the small scale and localised nature of the impacts of this development. However, whilst the proposal may not have a significant effect on the environment in its wider context, officers would comment that it would still fail to preserve or enhance the AONB, would result in additional impacts to the designated ancient woodland and would impact on coastal change for the reasons set out in the officer report.

Officers have fully considered the mitigation measures proposed by the applicant, including the drainage works, proposed works to public footpath R46, proposed new

planting within the curtilage of Kingarth and enhancement proposals for Keys Wood, as well as the proposal to limit the lifetime of the development to 25 years. However, as discussed within the officer report, officers consider that such measures would not justify allowing a development that would have a permanent impact on the environment, including the AONB and designated ancient woodland, which are afforded the highest status of protection.

As a result of the applicant's late representations, no changes are proposed to the officer report. Natural England has also confirmed that its comment stands as submitted.

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**Application:**

[P/00581/18](#)

**Details:**

Temporary change of use of hangar 2 from aircraft hangar to aeronautical museum.

Land at, Sandown Airport, Newport Road, Sandown

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 7 December 2018.

**Public Participants:**

Helen Blake (On behalf of Applicant)

**Additional Representations:**

None.

**Comment:**

The local member was in support of the application and recommended that the speed limit be reduced on the main road to overcome the objection to visibility, it was advised that the museum would not be able to continue if the hangar was not available. Committee members were also in support of the application, it was thought that members should be doing all they can to promote heritage.

**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 and

**RESOLVED:**

THAT the application be approved contrary to officer recommendation with conditions restricting the use to 3 years, requiring the bus stop to be improved in line with Island Roads' recommendation and a reduction in the speed limit to 30mph to bring the existing junction to stand.

**Conditions:**

As per report (Item 4)

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**Application:**

[P/01147/18](#)

**Details:**

Proposed 18 no gardens huts

Sandham Gardens, Culver Parade, Sandown, PO36 8AT

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 7 December 2018.

**Public Participants:**

Mr Zanti (Applicant)

**Additional Representations:**

None

**Comment:**

All members were in support of the application.

**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 in line with the recommendation.

**Conditions:**

As per report (Item 5)

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**24. Members' Question Time**

There were no member's questions.

CHAIRMAN