

Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 17 DECEMBER 2019 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, Vanessa Churchman, John Kilpatrick, Michael Lilley, Matthew Price, Brian Tyndall, Shirley Smart
Also Present (non voting)	Cabinet Member for Planning and Housing: Cllr Barry Abraham (non voting)
Officers Present	Marie Bartlett, Oliver Boulter, Russell Chick, Ben Gard, Samantha Rogers, Alan White (on behalf of Island Roads), Sarah Wilkinson
Apologies	Cllr John Howe

33. [Minutes](#)

RESOLVED:

THAT the Minutes of the meeting held on 15 October 2019 be confirmed.

34. [Declarations of Interest](#)

Councillor Reg Barry declared an interest in minute 37 (3) Land between Nettlestone Hill and Seaview Lane, Seaview as his son lived opposite the site, he was not present during the discussion or voting thereon.

Councillor George Cameron declared an interest in minute 35 (1) land between Queensgate Primary School and, Crossways Road, East Cowes and (2) Smallbrook Stadium, Asheys Road, Ryde as he knew one of the public speakers speaking on both applications.

Councillor Michael Lilley declared a non pecuniary interest in minute 37 (2) Smallbrook Stadium, Asheys Road, Ryde as he attended meetings of the Ryde Arena Action group, and he was mayor of Ryde.

35. **Report of the Strategic Manager for Planning and Infrastructure**

Planning Applications and Related Matters

Consideration was given to items 1 - 5 of the report of the Strategic Manager for Planning and Infrastructure.

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:

[19/00804/OUT](#)

Details:

Outline for residential development and formation of vehicular access off Beatrice Avenue and Whippingham Road (revised description - re-advertised application)

Land Between Queensgate Primary School and, Crossways Road, East Cowes.

Site Visits:

The site was visited by members of the Planning Committee on Monday, 16 December 2019

Public Participants:

Martha James (on behalf of East Cowes Town Council)

Leighton Atchison-Warne (Objector)

Sarah Burdett (Objector)

Dawn Haig-Thomas (Objector)

Matt Richards (Agent)

Additional Representations:

Officers identified paragraph 6.56 referred to the transport assessment being undertaken on the basis of a greater number of units than the number being proposed, however the development no longer specified the number of units.

Comment:

Cllr Stephen Hendry spoke as Local Member for this item.

Concern was raised regarding the amount of detail included with the application, officers advised that the application was seeking consent for an outline application with access; it was not unusual to receive an application without numbers proposed units.

The Committee questioned the access onto Beatrice Avenue and highlighted that it was close to a primary school and concern was raised that the road would be used as a rat run. There was also discussion regarding the number of school places in East Cowes, and the possibility that parents would have to take their children to out of area schools putting more pressure on those schools.

Decision:

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

A proposal was put forward to defer the application to allow officers to discuss elements of the application on scale, provision of open space, community benefits, Infrastructure capacity and road layout specifically access point onto Beatrice Avenue, in compliance with the Council's Constitution a named vote was taken as the proposal was contrary to officer recommendation.

For (10)

Councillors Reg Barry, Geoff Brodie, Michael Beston, George Cameron, Vanessa Churchman, John Kilpatrick, Michael Lilley, Matthew Price, Brian Tyndall, Shirley Smart

RESOLVED:

THAT the application be deferred

(Item 1)

Application:

[19/00310/FUL](#)

Details:

Proposed new sports facility providing ice rink, tennis courts and ancillary facilities, with car parking (additional information relating to ecology and sports provision received - readvertised application)

Smallbrook Stadium, Ashey Road, Ryde

Site Visits:

The site was visited by members of the Planning Committee on Monday, 16 December 2019

Public Participants:

Martha James (Agent)

Morgan Williams (Objector)

Additional Representations:

Three representations in support of the application had been submitted to the Local Planning Authority after the publication of the report, comments made included:

- Accuracy and description of the proposal
- How the location plan presented may need to be amended
- Size of the proposed ice rink
- Images of the ice rink had not been provided and should incorporate natural light

Comment:

Cllr Vanessa Churchman spoke as Local Member on this item, in accordance with paragraph 28 of the code of practice, in the council's constitution, she did not vote.

The Committee were advised that Sport England had objected to the application due to loss of land being used as a playing field, it was also highlighted that if the application was approved it would be called into the Secretary of State for decision. Officers outlined the advised reasons for refusal and explained the issues that had resulted in these. Officers further explained that planning guidance advised that the planning authority should not be conditioning an application where the requirements of conditions could not be achieved.

Officers informed the Committee that the council's Regeneration team had been engaged in the scheme.

Members queried the reasons for refusal against the recently approved housing scheme at Rosemary Vineyard not far from the site and asked why it was acceptable to approve housing with no transport links. Officers advised that although the sites were close it was difficult to compare them, this particular site was considered to be a less sustainable location with no transport links for walkers, cyclists etc and therefore difficult and unsafe to walk to as there was no footpaths or street lighting in the area.

Following officers advising the committee of suggested conditions they went on to outline the potential risks some of those conditions may have, this included the visibility splays, manoeuvrability of coaches on site and the request for a Traffic Regulation Order in the area, which may not be achievable.

Decision:

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

A proposal to approve the application was made and seconded, in compliance with the Council's Constitution a named vote was taken as the proposal was contrary to officer recommendation.

For (6)

Councillors Reg Barry, Geoff Brodie, George Cameron, Michael Lilley, Brian Tyndall, Shirley Smart

Against (1)

Councillors Chris Quirk

Abstentions (2)

Councillors Michael Beston, John Kilpatrick

RESOLVED:

THAT the application be approved subject to suggested conditions

Suggested Conditions:

- Standard time limit
- Landscaping on site
- Ecological mitigation as requested by natural England
- Drainage (nitrates to ensure no impact on DEFRA sites)
- Visibility splays on to Ashey road
- Manoeuvrability of coach around existing building on south east corner of site
- Parking provision
- Grampian condition for TRO to change speed limit on Ashey Road to take place before work commences
- Materials and finishes of buildings
- Traffic management during events and construction
- Construction plan
- Opening hours
- Lighting on site

(Item 2)

36. **[Procedure Rule 25](#)**

A proposal to extend the meeting by up to one hour was proposed and seconded.

RESOLVED:

THAT the meeting be extended by up to one hour.

37. **Report of the Strategic Manager for Planning and Infrastructure**

Planning Applications and Related Matters

Application:

[19/01019/FUL](#)

Details:

Conversion and extension to provide 5x flats and ground floor commercial unit/ restaurant (revised scheme)

57 - 59 High Street, Sandown, Isle of Wight.

Site Visits:

The site was visited by members of the Planning Committee on Monday, 16 December 2019

Additional Representations:

A letter of representation had been submitted to the Local Planning Authority questioning the revisions to the scheme which had included changes to the balconies and flank rear windows. A letter/statement received on behalf of the applicant which raised concerns regarding the reasons for the recommendation.

Comment:

Cllr Ian Ward spoke as Local Member on this item.

Decision:

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

A proposal to approve the application was made and seconded, in compliance with the Council's Constitution a named vote was taken

For (10)

Councillors Reg Barry, Geoff Brodie, Michael Beston, George Cameron, Vanessa Churchman, John Kilpatrick, Michael Lilley, Brian Tyndall, Shirley Smart, Chris Quirk

RESOLVED:

THAT the application be approved

Suggested Conditions:

- Time limit
- Opening hours for commercial unit on ground floor
- Changes to shop front undertaken prior to occupation of the residential units
- Requirement of details of a bin store to be agreed
- Materials to be agreed as in a Conservation Area
- Any requirements for extraction for restaurant on ground floor be agreed to ensure it doesn't have an impact on units above.

(Item 3)

Application:

[19/00983/ADV](#)

Details:

3x non-illuminated entrance signs; 1x non- illuminated rock art installation

Sandham Gardens, Culver Parade, Sandown.

Site Visits:

The site was visited by members of the Planning Committee on Monday, 16 December 2019

Comment:

Members were advised that a metal frame surrounds the existing entrance protecting them.

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

Conditions:

As per report (Item 4)

Councillor Reg Barry declared an interest and left the room

Application:

[P/00496/18](#)

Details:

Demolition of workshops; outline for proposed residential development (to include sheltered accommodation, with ancillaries); formation of vehicular access; parking, open spaces and associated infrastructure (revised description)(readadvertised application)

Land Between Nettlestone Hill and, Seaview Lane, Seaview.

Site Visits:

The site was visited by members of the Planning Committee on Monday, 16 December 2019

Additional Representations:

Third party representations had been received by the Local Planning Authority raising concerns regarding officers' description of the buildings being used for industrial purposes,

Comment:

Officers advised that following the decision of the Planning Committee in October 2019, a challenge of the decision had been submitted and the Monitoring Officer had recommended to the Chairman and officers that the application be considered again to enable a more robust decision to be made.

Councillor Michael Lilley read out a statement on behalf of the Local Member Reg Barry who had declared an interest and left the room.

Questions were raised regarding the use of the buildings on the site, officers advised that there was not record of change of use having been submitted to the Local Planning Authority, however after 4 years of continued use the authority were unable to take action.

Members asked how about the proposed double yellow lines and were informed that a consultation would be undertaken as part of the Traffic Regulation Order that had been

requested by condition 19.

Concern was raised regarding the walls of the building which they believed may have some historical interest, officers advised that a condition could be included to retain the wall if required.

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 subject to the following amendments:

THAT the reference to sheltered housing be removed and replaced with to include appropriate affordable housing.

THAT an archaeology survey be completed on the wall and if found to be of archaeological value retained.

As per report (Item 5)

38. **Members' Question Time**

Cllr Michael Lilley asked a question in relation to Human Rights Act ([MQ 13/19](#)). A copy of the question and reply given is contained in the Members' Question Register.

CHAIRMAN