

Planning Committee – 2 June 2020

Written question from Mrs J Wade from Ryde Society to the Chairman of the Planning Committee.

Q 1. When the address of the Isle of Wight Council is listed on an Ownership or Tenancy document submitted by a developer can s73 applications still be determined under delegated powers?

Response

The Code of Practice for Members and Officers dealing with Planning Matters within the Council's Constitution sets out the process (paragraph 16 (c) for determining planning applications if the Council is the landowner. It does not make any distinction between a planning application and an application under section 73 of the Town and Country Planning Act, and as such the processes set out in paragraph 16(c) would apply.

Q2. What parcel of land does the Isle of Wight Council own within the curtilage of the Pennyfeathers proposed development in Ryde?

Response

The red line boundary for the site known as Pennyfeathers includes a number of roads. It is necessary for notice to be served on the Council in relation to this land. Furthermore, the Council own an arch shaped strip of land from Brading Road to land to the rear of Westridge Garage, which was historically set aside for possible highway works.

Q3. In what way do these applications affect Environmental Impact Assessment Section 106 agreements?

Response

The proposed changes will be screened, to ensure that no updates are required to the Environment Statement. An addendum will be required to the Section 106 Agreement, to link the application reference numbers, in order that the terms of the agreement apply.