



Minutes

Name of meeting	PLANNING COMMITTEE
Date and Time	TUESDAY 21 JUNE 2022 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs J Medland (Chairman), W Drew (Vice-Chairman), G Brodie, V Churchman, C Critchison, C Jarman, M Lilley, M Oliver, M Price, C Quirk, P Spink
Co-opted	G Alldred (Non-Voting)
Also Present	Oliver Boulter, Ben Gard, Jodie Gibson, Alan Ransom, Stuart Van-Cuylenburg and Sarah Wilkinson
Apologies	Cllr D Adams

1. **Minutes**

RESOLVED:

THAT the minutes of the meeting held on 26 April 2022 be approved.

2. **Declarations of Interest**

Councillor Warren Drew advised that he had not been in attendance at the Site Visit however he felt he was familiar with the sites and able to take part in the debate and vote on the applications under consideration.

Councillor Peter Spink declared an interest as he was a Member of CPRE, however he was one of many members and believed he was considering the application with an open mind.

3. **Public Question Time - 15 Minutes Maximum**

There were no public questions submitted.

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

Consideration was given to items 1 - 2 of the report of the Strategic Manager for Planning and Infrastructure Delivery.

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 the Councillors when considering the application. A note is made to that effect in the minutes.

Application:

20/01733/OUT

Details:

Outline for up to 50 residential dwellings (with details of access), creation of a new access off Puckpool Hill, and provision of public open space, landscaping and associated works (revised illustrative master plan, biodiversity net gain calculation, revised flood risk assessment, and response to Island Roads comments received) (readvertised application)

Land North of Woodland Close and Adjacent Cedar Lodge and Thornton Cottage, Puckpool Hill, Seaview.

Site Visits:

The site visit was carried out on Friday, 17 June 2022.

Public Participants:

Tom Langshaw (Objector)

Ed Allsop (Agent)

Patricia Redpath (on behalf of Nettlestone and Seaview Parish Council)

Additional Representations:

Additional letters of objection had been received by the Local Planning Authority since the report had been published which raised concerns already referred to in the report.

It was clarified that the rights of way improvements required a contribution to be used to improve the existing right of way to Appley Park, the Council would ensure trees were adequately protected.

An amendment to condition 14 was proposed to ensure it was sufficiently flexible to allow for biodiversity net gain proposals to be modified to reflect the development.

Comment:

Councillor Jarman read out a statement on behalf of Councillor Adams as local member.

Concern was raised regarding the road layout and access onto the proposed site, the Island Roads representative advised that the works being carried out exceeded the requirements for visibility splays.

The Committee asked if approved that the reserved matters application be brought back to the Committee, the Strategic Manager for Planning and Infrastructure Delivery confirmed that an application of this size would be considered by the Planning Committee.

Questions were asked regarding the traffic improvement scheme agreed on a neighbouring site, and the additional improvements contained in the proposed application, they were advised that the highway improvements secured by the other development were the same as those proposed in

this application, but that the contribution from this development towards improvement of the existing right of way from Puckpool Hill to Appley Park was an additional benefit of the application. It was clarified that these highway improvements would need to be secured for this application also as they are considered necessary to make the current application acceptable, concern was also raised regarding the proposed uncontrolled crossings.

The Committee questioned the comments made regarding the previous use of the field and if Sport England had been consulted on the application, Officers advised that Sport England would be consulted if the land had been used in the last five years, it was understood that the field had not been used for sporting activities in at least 20 years.

Advice was sought from Planning Officers regarding the proposed affordable housing on the site, and asked if they could include into the legal agreement the definition of what affordable housing was provided for example affordable rented or owned, they were informed that they could stipulate what affordable housing the developer was providing.

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:

RESOLVED:

THAT the application be approved subject to replacing the uncontrolled crossings with zebra crossings in the most suitable location, and the affordable housing to be 80% affordable rented and 20% affordable shared ownership.

As per report (Item 1)

Prior to the three-hour point in the meeting, the chairman proposed that the meeting be extended for up to thirty minutes (to allow sufficient time for the remaining agenda items to be considered) under Part 4B(6) (Duration of meetings) of the Council's Constitution.

RESOLVED:

THAT the meeting be extended by up to thirty minutes.

Application:

22/00293/FUL

Details:

Change of use from commercial (former bank) to a dwelling

14 High Street, Sandown, Isle of Wight.

Site Visits:

The site visit was carried out on Friday, 17 June 2022.

Comment:

Councillor Debbie Andre spoke on behalf of Councillor Ian Ward as Local Councillor for the application.

The Committee asked for clarification of the use of the upper floors of the building and were advised that the submitted floor plans showed that they had been used as part of the commercial unit on the ground floor, a Prior notification application had been submitted to the Local Planning Authority in December 2021 for change of use from commercial to residential use, which was a further indicator that the building was commercial at that time.

Councillors questioned if there would be access for the property to use the ground floor as retail and continue to convert the upper floors into residential planning officers explained that there could be access to both using separate access points as neighbouring properties had converted upper floors to residential.

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

RESOLVED:

THAT the application be refused

As per report (Item 2)

5. Members' Question Time

There were no Member questions.

CHAIRMAN

**UPDATE FOLLOWING THE PUBLICATION OF A REPORT TO THE PLANNING COMMITTEE
– TUESDAY 21ST JUNE 2022**

1. **20/01733/OUT** **Land North of Woodland Close and adjacent Cedar Lodge and Thornton Cottage, Puckpool Hill, Seaview, Isle of Wight**

Nature of Representation

Since publication of the report, additional comments have been received from CPRE IW and 4 residents, who object and raise the following concerns:

- Loss of greenfield site and important green gap between Puckpool and Ryde
- Would not protect or enhance the environment
- Settlement coalescence
- Tree/hedgerow loss, including impacts as a result of rights of way improvements
- Whether the council's tree and ecology officers and Wight Bowman have been consulted over proposals for rights of way
- Biodiversity loss and impacts to protected species (bats and dormice)
- Validity of submitted biodiversity assessment – 17.98% net gain disputed
- Increased traffic and highway safety
- Devastating/overbearing impact on neighbouring homes – loss of residents' privacy
- Seasonal nature and inaccessibility of local amenities, distance(s) to local shops, schools, and doctors' surgeries, which are oversubscribed
- Future residents' car dependent – no safe walking routes or frequent public transport
- Destroy green setting of listed buildings
- Community interest in acquiring the site to restore as public green space, provide protected wildlife habitat, for tree planting, nature education, leisure, and recreation
- Impact on protected WW2 military aircraft crash site.

Officer conclusion

These repeat a number of the concerns/issues which have already been raised and responded to within the report.

In terms of rights of way improvements, the development would provide a contribution which would then be used by the Council to improve the existing right of way to Appley Park on its land. The Council would therefore have control over how these works are carried out to ensure trees would be adequately protected.

With regard to community interest in the land, the site is in private ownership and is not listed as an asset of community value.

No change to recommendation.

Nature of Representation

Given the outline nature of the application, the applicant has raised concern that the wording of condition 14 within the report may not be sufficiently flexible to allow for biodiversity net gain proposals to be modified to reflect the development design/layout to be approved at the reserved matters stage.

Officer conclusion

It is proposed to amend condition 14 to read as follows:

14. Construction of the dwellings shall not begin until a Landscape and Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include:

- A biodiversity net gain plan for the site (to include an assessment to demonstrate that a biodiversity net gain would be delivered)
- A bat conservation strategy
- An invasive species management plan (Japanese Knotweed)
- Finished levels
- Details of trees and planting to be protected and retained
- Details of soft and hard landscaping, including hard surfacing materials, boundary treatments, and new planting (noting species, size, number/density of plants/trees)
- Details of bat and bird tubes/boxes to be installed and where these would be installed
- Details of implementation, including a timetable, for the works contained with the plan
- Details of ongoing maintenance and management to ensure a biodiversity net gain would be achieved

The submitted plan shall have regard to the principles contained within the recommendations section of the submitted Ecological Appraisal (Arc, September 2020), as well those of the submitted Biodiversity Net Gain Assessment (Arc, 29 March 2022).

Development shall be carried out in accordance with the approved plan/details, and the works comprised in the approved plan shall be carried out, completed, and thereafter retained and maintained in accordance with the approved plan and timetable.

Reason: To ensure impacts to protected species, habitats, trees and hedgerows, as well as the setting of adjacent heritage assets, would be avoided and/or mitigated, that existing public sewerage infrastructure would be protected, that opportunities would be taken to enhance the appearance of the site, that a high level of amenity would be provided for future occupiers of the development, as well as for neighbouring property occupiers, and that enhanced public open space and a biodiversity net gain would be delivered in accordance with the aims of policies DM2 (Design Quality for New Development), DM11 (Historic and Built Environment), DM12 (Landscape, Seascape,

Biodiversity and Geodiversity) and DM21 (Utility Infrastructure Requirements) of the Island Plan Core Strategy and the National Planning Policy Framework.

Ollie Boulter – Strategic Manager for Planning and Infrastructure Delivery
Sarah Wilkinson – Planning Team Leader
Stuart Van-Cuylenburg – Principal Planning Officer

Date: 21 June 2022

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