



Minutes

Name of meeting	PLANNING COMMITTEE
Date and Time	TUESDAY 22 NOVEMBER 2022 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs J Medland (Chairman), W Drew (Vice-Chairman), D Adams, D Andre, G Brodie, V Churchman, C Critchison, C Jarman, M Oliver, M Price, C Quirk and P Spink
Co-opted	
Also Present	Oliver Boulter, Russell Chick, Ben Gard, Neil Troughton and Sarah Wilkinson

17. Apologies and Changes in Membership (if any)

It was noted that the Isle of Wight Association of Local Councils (IWALC) representative had resigned from the Committee.

18. Minutes

RESOLVED:

THAT the minutes of the meeting held on 25 October 2022 be approved.

19. Declarations of Interest

There were no declarations received at this stage.

20. Public Question Time - 15 Minutes Maximum

There were no public questions submitted.

21. 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:

22/01405/RVC

Details:

Variation of condition 15 on P/00496/18 to allow use of 20 parking spaces for school and general community

Land between Nettlestone Hill and, Seaview Lane, Nettlestone.

Public Participants:

Mr P Redpath (Objector)

Mrs P Redpath (on behalf of Nettlestone and Seaview Parish Council)

Mr D Long (Agent)

Additional Representations:

A typographical error had been amended in Conditions 17 and 18

Comment:

Councillor D Andre advised that she was the Cabinet Member for Children's Services, Education and Skills.

Councillor P Spink declared an interest in this item as the CPRE had objected to the original application, however he had stepped down as a trustee and didn't believe he was predetermined on this application.

The Committee were advised that the application was seeking to vary a condition which restricted the use of the car park for school use only to allow it to be used by the school and the community.

Concerns were raised regarding people leaving cars parked for long periods of time and what control could be enforced for the car park, officers advised that the car park would not be controlled by the Local Authority, however a condition could be included which would require a management plan for the car park to be put in place.

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 an additional condition requiring a management plan to restrict the height of vehicles and that the car park remained free in perpetuity.

Additional Draft Condition:

Prior to the car park being brought back into use a car park management plan shall be submitted to and approved in writing by the local planning authority. This plan shall include for but not be limited to detail to include a height restriction and to ensure it remains free in perpetuity.

Reason: To ensure that the approved car park is used for the intended purpose in accordance with DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

As per report (Item 1)

Application:

19/01544/OUT

Details:

Demolition of workshops and yard; outline for proposed residential development and the means of access (additional information)(readvertised application)

Land to the Rear of 162 To 182, Gunville Road, Carisbrooke.

Additional Representations:

One letter of objection had been received by the Local Planning Authority since the report was published and the agent had provided a number of additional comments.

Comment:

The Committee asked if there was an opportunity to request a further zebra crossing be included, it was noted that Gunville Road was a very busy road and children often crossed going to school, however they usually crossed closer to the Home Bargains site. They also asked if the public open space could be conditioned to retain for perpetuity. Officers advised that the open space could be covered in the legal agreement, the Island Roads representative advised that a number of issues were considered when introducing a new crossing to an existing road network.

There was some discussion regarding the affordability nature of the proposed properties and the committee asked if an 80/20 split could be included for retail/intermediate tenures, with one third of the average income being used to apply the affordability, officers advised against using one third of the average income, discussions with providers would need to determine the best way forward regarding this and should be dealt with as part of a policy within the Island Planning Strategy and not on a case by case basis, as it could not be justified why this restriction had not been applied to other applications in the area. It would however be possible to include the 80/20 split within the legal agreement.

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 an additional zebra crossing to be provided close to the junction with Taylor Road and the pedestrian access to Home Bargains, for affordable housing to be provided at a split of 80/20 rent/intermediate tenures and that open space shown to be on site is retained in perpetuity.

Conditions:

As per report (Item 2)

22. **Members' Question Time**

Councillor Brodie asked if some training could be provided to all Councillors on affordable housing, the Chairman agreed that this would be useful.

Councillor Price asked about parking issues which had come up during the debate, the Cabinet Member for Planning and Enforcement advised that he would speak with the Cabinet member responsible for Transport and report back to the Committee.

CHAIRMAN

**UPDATE FOLLOWING THE PUBLICATION OF A REPORT TO THE PLANNING COMMITTEE
– TUESDAY 22nd NOVEMBER 2022**

1. **22/01405/RVC** **Variation of condition 15 on P/00496/18 to allow use of 20 parking spaces for school and general community at land between Nettlestone Hill and Seaview Lane, Nettlestone, Isle of Wight**

Nature of Representation

There is a typographical error within conditions 17 and 18.

Officer conclusion

The word 'not' should be deleted from both conditions.

No change to recommendation.

2. **19/01544/OUT** **Demolition of workshops and yard; outline for proposed residential development and the means of access (additional information) (readvertised application) at land to the rear of 162 to 182 Gunville Road, Carisbrooke, Isle of Wight**

Nature of Representation

One additional letter of objection has been received from a local resident raising concerns that can be summarised as follows:

- Information has just been regurgitated from the 2019 application, such as the friends of the animal's charity shop, which has long since closed.
- A number of developments in Gunville Road, Ash Lane, Broadwood Lane, Alvington Manor View and Taylor Road together with Home Bargains will generate extra traffic.
- Buses and lorries have to mount the pavement in Priory Road during the evening peak
- Waverly roundabout cannot cope with this extra traffic

The agent for the application has submitted these additional comments:

- The application was deferred for reasons expressed by the updated report.
- The report discusses the adjacent sites approved by committee last month (being 22/00631/FUL & 22/00629/OUT) albeit the report somewhat falls silent about the Waverly junction and Island Roads agreeing with the Mayer Brown Transport Statement (TS) that the junction operates within capacity. Within 22/00631/FUL & 22/00629/OUT their TS assessed cumulative impacts (including 19/01544/OUT)

and confirmed the Waverly operations within capacity. Thus, the debate for opening up Taylor Road is not a consideration, nor would it be reasonable in any other respect.

Officer conclusion

These matters are considered to have already been covered by the officer report, with the exception of the potential impact on the Waverly Roundabout. Officers confirm that the traffic generation from this site was considered within the transport statement for the recent application off Forest Hills (22/00631/FUL & 22/00629/OUT), which concluded that, as a result of revised traffic counts, there would not be any unacceptable impacts on the Waverly Roundabout.

If the proposed development would not have an unacceptable impact on the capacity of the Waverly Roundabout, officers do not consider it reasonable to required contributions to the opening of Taylor Road. The issue of opening up Taylor Road was previously discussed by the Planning Committee in the context of alleviating concerns about the capacity of Waverley Roundabout.

No change to recommendation.

Ollie Boulter – Strategic Manager for Planning and Infrastructure Delivery
Sarah Wilkinson – Planning Team Leader
Russell Chick – Planning Team Leader

22nd November 2022