



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and Time	<b>TUESDAY 17 OCTOBER 2023 COMMENCING AT 4.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs W Drew (Chairman), C Quirk (Vice-Chairman), D Andre, J Bacon, G Brodie, C Critchison, J Jones-Evans, M Price, P Spink, N Stuart and Cox
Co-opted	VotingInattendanceRoleRepresentingList (Non-Voting)
Also Present	Oliver Boulter, Russell Chick, Ben Gard and Neil Troughton
Also Present (Virtual)	Natasha Dix
Apologies	Cllrs V Churchman

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14. **Apologies and Changes in Membership (if any)**

Councillors V Churchman and Councillor M Oliver gave their apologies

15. **Minutes**

RESOLVED:

THAT the minutes of the meeting held on 5 September 2023 be approved.

16. **Declarations of Interest**

Councillors J Bacon and N Stuart declared an interest in minute number 18 (2) (20/01281/FUL Section of, Military Road, Brighstone) as they were members of the Area of Outstanding Natural Beauty (AONB) Steering Committee.

Councillor P Spink declared an interest in minute number 18 (2) (20/01281/FUL Section of, Military Road, Brighstone) as he was a member of the Campaign for Rural England (CPRE).

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

There were no public questions submitted.

## 18. **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.

The Committee sought clarification regarding the lawfulness of the decision if the Committee approved the application. It was confirmed that the application was in front of them as it was for Council purposes (and therefore required to be determined by the Planning Committee) and whilst officers had recommended refusal, the Committee may reach a different conclusion. It was considered whether the Committee could go straight to the vote and be given the officer presentation, however there was a member of the public registered to speak, and it was decided to move forward and hear the officer presentation before arriving at a decision on the application.

### **Application:**

21/01884/FUL

### **Details:**

Proposed Development of 56 Dwellings, means of access off Hillway Road and Steyne Road associated landscaping and infrastructure (Revised plans; additional information relating to landscaping, trees and drainage) (re-advertised application)

Land off Hillway Road and, Steyne Road, Bembridge.

### **Comment:**

The application was withdrawn from the agenda at the request of the applicant.

### **Application:**

20/01281/FUL

### **Details:**

Stabilisation works to road, to include installation of piled wall (Further information received - revised Environmental Statement, revised Shadow Habitat Regulations Assessment, revised Planning and Transport Statement, Written Scheme of Investigation for Archaeological Borehole Survey, Method Statement for removal of piled wall and pile cap, Response to Planning Comments on piled wall design, Erosion Monitoring Report)(Readvertised application)

Section of, Military Road, Brighstone.

### **Site Visits:**

The site visit was carried out on Friday, 13 October 2023

### **Public Participants:**

Emma Cox – on behalf of Brighstone Parish Council

**Comment:**

Councillor N Stuart spoke as Local Councillor for this item.

The Committee raised concerns regarding the possible closure of the Military Road. If this application was refused and no future schemes were brought forward. It was acknowledged that there would be a significant impact on local villages if the road closed.

The Committee understood that they needed to weigh up the need to preserve and protect the road, however this should not be done at the cost to the environment.

It was noted that alternative options were considered prior to the submission 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 refused

As per report (Item 2)

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**19. Members' Question Time**

Councillor P Spink asked if the Local Planning Authority could identify the source of the comment made in paragraph 6.6 of the report as he considered it conflicted with the Natural England statement. Officers advised that it was a comment provided by Natural England on 5 October 2023 in response to a Habitats Regulation Assessment compiled by officers and sent to Natural England for comment.

Councillor P Spink asked if the Local Planning Authority could identify the source of the information provided under the sub heading 'summary of Natural England's comments, Officers advised that the drainage assessment related to surface water drainage which was not related to the conclusions regarding nutrient neutrality.

Councillor P Spink asked if the questions could be followed up in writing and if he could see the email referred to dated 5 October 2023, Officers advised that the questions and answers would be circulated, and the email requested would be sent.

CHAIRMAN