

# Minutes

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| Name of meeting        | <b>PLANNING COMMITTEE</b>   |
| Date and Time          | <b>TUESDAY 16 APRIL 2024 COMMENCING AT 4.00 PM</b>  |
| Venue                  | <b>CONFERENCE ROOM 5, FLOOR 4, COUNTY HALL,<br/>NEWPORT, ISLE OF WIGHT</b>                  |
| Present                | Cllrs W Drew (Chairman), D Andre, J Bacon, G Brodie,<br>V Churchman, J Jones-Evans, M Price |
| Co-opted (Non-Voting)  | E Cox (IWALC representative ) (Non voting)  |
| Also Present           | Oliver Boulter, Russell Chick, Ben Gard, Neil Troughton and<br>Sarah Wilkinson              |
| Also Present (Virtual) | Wendy Perera  |
| Apologies              | Cllrs C Quirk, C Critchison, M Oliver and N Stuart  |

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

Apologies were received from Cllrs C Critchison, M Oliver, N Stuart and C Quirk

33. **Minutes**

RESOLVED:

THAT the minutes of the meeting held on 5 March 2024 be approved subject to the following change:

That the minutes be amended to clarify that at least 70% of the 35% affordable housing would be affordable rented accommodation in perpetuity.

34. **Declarations of Interest**

There were no declarations received at this stage.

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

There were no public questions submitted.

## 36. 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:**

21/02437/FUL and 21/02438/LBC

### **Details:**

Hybrid Application: Full Application: Restoration & conversion of: Grade I Norris Castle to luxury hotel (C1); Grade I Norris Castle Farm, bailiffs house, cottage & walled kitchen garden to spa/wellness centre providing spa residences, treatment rooms, associated retail, restaurant/cafe facilities (sui generis); Grade II Pump House to clubhouse (E(f)); Grade II Cattle Shelters to a resort residence (sui generis), gatehouse/security building (E(g)(i)). Restoration of Grade I Registered Park & Garden including preservation of the grotto & ponds; 4 Grade II stone watering ponds. Construction of: spa residences within walled garden (sui generis); 2 linked buildings to accommodate hotel services, amenities, swimming pool & additional hotel suites (sui generis); 4 seawall sentinel buildings containing resort residencies (sui generis); resort residences (sui generis), boathouse & slipway at harbourside; resort residences within Norris Castle Estate walls (sui generis); dwellings in South West Field (C3); parking areas, ancillary services, utilities, drainage works, SUDS & substations for resort. Repair & restoration of Seawall including Grade II elements. Consolidation of Grade II Bathing House ruin & construction of associated restaurant (E(b)). Demolition of Modern Barn & change of use of existing barn for resort storage. Creation of resort access road from the Esplanade across Springhill Estate & demolition of section of Norris Castle Estate boundary wall to provide new entrance to resort. Hard & soft landscaping & all enabling & associated works. Outline Application: Construction on Springhill Estate of: senior living units with associated communal facilities (C2); dwellings (C3) including retention & conversion of existing buildings; associated drainage, services, utilities & SUDS; restoration of landscape; resort overflow car park & all enabling & associated works (all matters save for access reserved)(revised & additional information)(revised plans)(readvertised).

Listed Building Consent for: internal and external works to restore and convert the Grade I Norris Castle to a luxury hotel and the construction of two linked buildings to accommodate hotel services, amenities, swimming pool and additional hotel suites; internal and external works to restore and convert the Grade I Norris Castle Farm, bailiff's house, cottage and walled kitchen garden to a spa and wellness centre to include the conversion of existing buildings and structures to spa residences, treatment rooms and associated retail, restaurant and cafe facilities and the construction of further spa residences within the walled kitchen garden; internal and external works to restore one Grade II cattle

shelter to a gatehouse and security building for the resort; internal and external works to restore, extend and convert the second Grade II cattle shelter to a resort residence; external works to consolidate and make safe the Grade II Bathing House ruin and the construction of an associated restaurant building; the construction of four sentinel buildings on the seawall with resort apartments; external repair and restoration works to convert the Grade II Pump House to a clubhouse; the restoration of the Grade II listed seawall and repair of the remaining seawall; the repair and restoration of the four Grade II stone watering ponds; the repair and conservation of the grotto and the restoration of the man-made ponds; and the demolition of a section of the Norris Castle Estate boundary wall to allow for a new entrance to the resort (revised and additional information)(revised plans)(readvertised)

Norris Castle Estate with Springhill Estate, New Barn Road, East Cowes.

**Site Visits:**

Officers provided a virtual site visit to the Planning Committee on Friday, 12 April 2024.

**Public Participants:**

Mrs S Burdett (Objector)  
Mr J Adams (Objector)  
Mr S Cook (on behalf of the applicant)  
Mr T Copp (on behalf of the applicant)  
Mr C Wellington (Applicant)  
Mrs T Reardon (East Cowes Town Council)  
Mr C Palin (East Cowes Town Council)

**Additional Representations:**

One letter of objection and two letters of support had been received by the Local Planning Authority after the report was published, there was no change to the recommendation.

**Comment:**

Councillor K Love spoke as local Councillor on this item.

Clarity was sought regarding the site being broken into separate parcels of land, and the effect on the application, officers advised that a planning application could be submitted on a site that was not owned by the applicant providing the correct notices are served.

The Committee asked why they had not been able to undertake a site visit as they would normally and what affect officers believed this may have on the decision, officers advised that access to the site had not been permitted, site visits were not mandatory, however officers believed that the virtual site visit provided was sufficient for the Planning Committee to make a decision. The Committee confirmed that they had sufficient detail at the virtual site visit to make a decision.

The benefits of tourism were recognised, but concern was expressed over the nature and scale of the impacts on nationally important heritage assets.

It was noted that although this site provided housing, there was no affordable housing allocation proposed.

Concern was raised regarding the amount of information missing from the application, given the Grade I listed status of the building as an important heritage site on the Island.

**Decision:**

The Committee had taken into consideration and agreed with the reasons for the recommendation for both as set out under the paragraph entitled Justification for Recommendation of the report and resolved:

THAT both applications be refused

As per report (Items 1 and 2)

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**37. 2023/24 Decision review, monitoring and Appeals Performance report**

The Strategic Manager for Planning and Infrastructure Delivery advised that this was an annual report analysing statistics relating to decisions that depart from policy and against officer recommendations, it also provided information on planning appeals.

Quality of decision making is well above the national threshold to underperforming for a Local Planning Authority.

Questions were asked regarding staff within the department, they were advised that the department were not running any vacancies and had recently undertaken a successful recruitment process in Planning Enforcement.

It was noted that walk-in planning advice for the public had been working well and it was hoped more time each week could be rolled out, the pre-planning advice service was still available for people to receive written advice.

RESOLVED

THAT the report be noted.

**38. Members' Question Time**

There were no Member's questions

CHAIRMAN