



Minutes

Name of meeting	PLANNING COMMITTEE
Date and Time	TUESDAY 21 MARCH 2023 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs J Medland (Chairman), W Drew (Vice-Chairman), D Andre, G Brodie, C Critchison, C Jarman, M Oliver, C Quirk, P Spink, N Stuart
Co-opted	E Cox (IWALC Representative) (Non-Voting)
Also Present	Cllrs P Fuller (Cabinet Member for Planning and Enforcement), J Jones-Evans, K Lucioni C Ashman, M Bartlett, O Boulter, R Chick, B Gard, N Troughton (or behalf of Island Roads) and S Wilkinson
Also Present (Virtual)	Cllrs S Ellis, I Stephens C Potter
Apologies	Cllrs D Adams and M Price

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

It was noted that Councillor D Adams had been substituted by Councillor M Lilley and Councillor M Price had been substituted by Councillor V Churchman.

24. **Minutes**

RESOLVED:

THAT the minutes of the meeting held on 22 November 2022 be approved.

25. **Declarations of Interest**

Councillor J Medland declared an interest in minute number 27 (Land south of Appley Road North of Bullen Road and east of Hope Road (West Acre Park), Ryde, Isle of Wight) as he had contributed to the crowd funding for the Judicial review regarding this application, he would leave the room for the duration of the application.

Councillor C Jarman advised that he had not attended the arranged site visit, however he had previously attended site visits to the site and was satisfied that he was familiar with the sites to take part and vote on the applications being considered.

Councillor D Andre declared an interest in minute number 27 (Land known as Pennyfeathers land to the south of Smallbrook Lane and to the west of, Brading Road, Ryde) as she was the Cabinet Member for Children's Services, Education and Lifelong Skills and the scheme included land for a new school.

Councillor W Drew declared an interest in minute number 27 (Land south of Appley Road North of Bullen Road and east of Hope Road (West Acre Park), Ryde, Isle of Wight) as he had made comments on the application, he would leave the room for the application

Councillor C Quirk declared an interest in minute number 27 (Land south of Appley Road North of Bullen Road and east of Hope Road (West Acre Park), Ryde, Isle of Wight) as he had previously taken part in the application and had an open mind.

Councillor M Lilley declared an interest in minute number 27 (Land south of Appley Road North of Bullen Road and east of Hope Road (West Acre Park), Ryde, Isle of Wight) as he objected to the application, he would not take part in the debate or vote on the application.

Councillor M Lilley declared an interest in minute number 27 (Land known as Pennyfeathers land to the south of Smallbrook Lane and to the west of, Brading Road, Ryde) as he was the Local Councillor previously, he would not take part in the debate or vote on the application

Councillor M Lilley declared an interest in minute number 27 (Victoria Barracks, Albany Road, East Cowes) as he had not attended the arranged site visit, he had attended the site on his own to familiarise himself, he was satisfied that he knew the site and would take part and vote on the application.

Councillor P Spink declared an interest in minute number 27 (Land south of Appley Road North of Bullen Road and east of Hope Road (West Acre Park), Ryde, Isle of Wight) as he had also contributed to the crowd funding for a judicial review regarding the application, he had carefully considered his position and believed that he was not pre-determined on the outcome of the application as his concerns related to the procedure in respect of the previous meeting only.

Councillor G Brodie declared an interest in minute number 27 (Land south of Appley Road North of Bullen Road and east of Hope Road (West Acre Park), Ryde, Isle of Wight) as he had been on the planning committee for the previous consideration.

26. Public Question Time - 15 Minutes Maximum

There were no public questions submitted.

27. **Election of Chairman**

Both the Chairman and Vice Chairman left the room.

In the absence of the Chairman and Vice Chairman nominations were requested by the Clerk for a Chairman for the item of business.

Cllrs C Quirk and N Stuart were nominated and duly seconded

A vote was taken the result of which was:

RESOLVED:

THAT Cllr N Stuart be the Chairman for the next item of business.

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

Consideration was given to items 1 - 3 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:

20/01061/FUL

Details:

Demolition of agricultural buildings and the garage to No 125 Marlborough Road; Proposed development consisting of 473 new dwellings (single and two storey dwellings (inclusive of 35% affordable housing) and inclusive of the conversion of the Coach House into pair of semi-detached dwellings; (leading to a net gain of 472 dwellings), single storey café and two storey doctors surgery and B1 office space with associated site infrastructure (inclusive of roads, parking, photovoltaic pergolas, garages, bin and bikes stores, below ground foul waste pump, electric substations, surface water detention basins and swales, landscape and ecological mitigations and net biodiversity enhancements); Proposed vehicular accesses off Bullen Road and Appley Road; Proposed public open spaces, Suitable Alternative Natural Greenspace and Allotments; Proposed three public rights of way; Proposed access, parking and turning for No 125 Marlborough Road and associated highways improvements (Revised plans, revised drainage strategy and flood risk, additional highway technical note and updated appendix S to highway chapter of environmental statement)(readvertised application)

Land South of Appley Road North of Bullen Road and East of Hope Road (West Acre Park), Ryde, Isle of Wight.

Site Visits:

The site visit was carried out on Friday, 17 March 2023.

Additional Representations:

An additional letter of representation had been received by the Local Planning Authority since the report had been published which was summarised in the update paper.

Comment:

The Committee questioned if officers could clarify what they were considering as part of the application, the Legal Officer advised that the Committee were considering the application in its entirety and all decision options were available to them regarding the application.

A proposal to defer the application in light of the advice given and discussion taken place at the meeting was made and duly seconded

A named vote was requested the result of which was:

For (8)

Cllrs D Andre, G Brodie, C Critchison, C Jarman, M Lilley, C Quirk, P Spink, N Stuart

Against (2)

Cllrs V Churchman, M Oliver

Decision:

RESOLVED:

THAT the item be deferred.

Cllrs W Drew and J Medland returned to the room, Cllr J Medland took the Chair for the remaining items on the agenda.

Application:

22/02168/FUL

Details:

Remedial work to existing buildings to include internal and external changes, altered fenestration, roof glazing, demolition of outbuildings, storage areas/lean-to shed; new single storey extension; landscaping works, to include reconfigured parking layout, new steps, ramps and handrails, and replacement access barrier; change of use of barracks building for training/education and residential boarding accommodation,

and use of guardhouse as a store (revised description) (re-advertised application)

Victoria Barracks, Albany Road, East Cowes.

Site Visits:

The site visit was carried out on Friday, 17 March 2023.

Public Participants:

Mr C Palin – on behalf of East Cowes Town Council

Councillor J Jones-Evans – as Cabinet Member for Levelling up, Regeneration, Business Development and Tourism

Additional Representations:

Further discussions had taken place with the agent for the applications regarding pre-commencement conditions, updated conditions were proposed.

Comment:

The Committee raised concerns regarding the rear of the building and asked what changes were proposed, they were advised that the floor level would be raised to stop any potential flooding therefore the height of the roof could not be reduced, the windows at the back would also be replaced and the number of glazing bars would be reduced.

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

Updated Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Except where varied by details approved in accordance with other conditions of this permission, the development hereby permitted shall only be carried out in accordance with the details shown on the submitted plans, numbered:

0001 Planning – Location Plan and Proposed Site Development

Plan

0005 Planning – Proposed GA Ground Floor and Site Plan

0006 Planning – Proposed GA First Floor Plan

0007 Planning – Proposed GA Elevations

0008 Planning – Proposed GA Sections

0009 Planning – Proposed Guardhouse Plans, GA Elevations and Sections

0500 P1 External Landscaping Plan

Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

3. Prior to commencement of the development, the applicant/developer shall afford access to the staff of the County Archaeology and Historic Environment Service, and shall enable them to record the barracks, guardhouse, and associated features.

Notification of commencement of development, and information as to whom the archaeologist should contact on site, shall be given in writing to the address below not less than 14 days before the commencement of any works:-

Isle of Wight County Archaeology and Historic Environment Service
Westridge Centre
Brading Road
Ryde
Isle of Wight
PO33 1QS

Reason: This a pre-commencement condition to mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets prior to the works being carried out would be preserved by record in accordance with policy DM11 (Historic and Built Environment) of the Island Plan Core Strategy and the National Planning Policy Framework.

4. Notwithstanding the submitted details, no development shall take place until an Arboreal Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority detailing how the potential impact to the trees would be minimised during construction works. The submitted AMS shall incorporate the measures set out in the submitted East Cowes Barracks: Method Statement, and the submitted External Landscaping Plan, drawing number 0500 P1, unless otherwise agreed in writing with the Local Planning Authority, and include

details of protective tree fencing to be installed for the duration of construction works. The agreed method statement (AMS) will then be adhered to throughout the development of the site.

Reason: This is a pre-commencement condition to prevent damage to trees during construction and to ensure that the high amenity tree(s) to be retained would be adequately protected from damage to health and stability throughout the construction period in the interests of the amenities, character and appearance of the East Cowes (Esplanade) Conservation Area, and to comply with the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework, and to reflect the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

5. Development (other than demolition and remedial works to the existing buildings hereby permitted) shall not begin until a scheme for the drainage and disposal of surface and foul water from the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Foul drainage shall be connected to the public sewer served by Southern Water's Wastewater Treatment Works at Sandown. Development shall be carried out in accordance with the approved scheme, and the approved drainage works completed prior to the building(s) being brought into use.

Reason: To ensure that the site would be suitably drained, to protect water quality, and prevent harmful impacts on Habitats (SPA/SAC) Sites within the Solent Catchment, to reduce flood risks, and to comply with policies SP5 (Environment), DM2 (Design Quality for New Development), DM12 (Landscape, Seascape, Biodiversity and Geodiversity) and DM14 (Flood Risk) of the Island Plan Core Strategy.

6. Development (other than demolition and remedial works to the existing buildings hereby permitted) shall not begin until there has been submitted to and approved in writing by the Local Planning Authority parts a) and b) below. Parts c) and d) shall be required as necessary.
 - a) a desk-top study documenting all previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) Guidance and BS10175:2011+A2:2017, and which also considers UXO risk; and, unless otherwise agreed in writing by the Local Planning Authority,
 - b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk-top study in accordance with BS10175:

2011+A2:2017 – “Investigation of Potentially Contaminated Sites – Code of Practice”; and, unless otherwise agreed in writing by the Local Planning Authority,

- c) a remediation scheme to deal with any contaminant including an implementation timetable, monitoring proposals and a remediation verification methodology. The verification methodology shall include a sampling and analysis programme to confirm the adequacy of decontamination and an appropriately qualified person shall oversee the implementation of all remediation;
- d) The investigator shall provide a report, which shall include confirmation that all remediation measures have been carried out fully in accordance with the scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been carried out.

Development (other than demolition and remedial works to the existing buildings) shall not begin until such time as is approved in writing by the Local Planning Authority.

If, during development, any areas of contamination are found to be present at the site then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until a remediation strategy detailing how this contamination would be dealt with has been submitted to and approved in writing by the Local Authority.

Reason: To protect the environment, prevent harm to human health, and ensure the site would be suitable for the use hereby permitted by ensuring that, where necessary, the land would be remediated to an appropriate standard in accordance with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy, the National Planning Policy Framework, and Part 2A of the Environmental Protection Act 1990.

- 7. All works to the buildings hereby permitted shall be undertaken outside of the bird nesting season (01 March to 31 August), unless supervised by a suitably qualified ecologist, and timing of works shall be in accordance with 6.2.1 of the Preliminary Ecological Appraisal (Arc Consulting Isle of Wight Ltd, dated 20 July 2022).

Reason: To avoid disturbance/harm to wildlife, including protected species, and damage to their nests in accordance with the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy and the National Planning Policy Framework.

- 8. No construction work shall proceed above foundation level until details of flood resilient measures to be incorporated into the

development have been submitted to and approved in writing by the Local Planning Authority. Submitted details shall have regard to the measures set out in section 7 of the submitted Flood Risk Assessment (dated 15 November 2022). Development shall be carried out in accordance with the approved details.

Reason: To reduce flood risks to the development and surrounding land in accordance with the aims of policies DM2 (Design Quality for New Development) and DM14 (Flood Risk) of the Island Plan Core Strategy and the National Planning Policy Framework.

9. Notwithstanding the submitted plans/details, construction of the extension hereby permitted shall not proceed above foundation level until the details of the materials and finishes (including colour) to be used in the construction of the external surfaces of the extension have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the character and appearance of the locally listed buildings, and the character and appearance of the East Cowes (Esplanade) Conservation Area would be preserved and enhanced in accordance with the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework, and to reflect the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

10. The materials to be used in any exterior work to the existing buildings hereby permitted shall match the materials used in the construction of the exterior of the buildings, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the character and appearance of the locally listed buildings, and the character and appearance of the East Cowes (Esplanade) Conservation Area would be preserved and enhanced in accordance with the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework, and to reflect the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

11. No new or replacement window, roof glazing, or external door shall be installed until details of new/replacement windows, roof glazing and external doors to be installed have been submitted to and approved in writing by the Local Planning Authority. Submitted details shall include specifications detailing the size and

proportions of the units to be installed, details of the glazing, materials, finishes and colour. Development shall be carried out in accordance with the approved details.

Reason: To ensure the character and appearance of the locally listed buildings, and the character and appearance of the East Cowes (Esplanade) Conservation Area would be preserved and enhanced in accordance with the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework, and to reflect the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

12. Any roof underlining used in the development hereby permitted shall include bitumen roofing felt only, and not breathable roofing membranes.

Reason: To prevent harm to protected bat species in accordance with the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

13. Notwithstanding the submitted plans, no landscaping works hereby permitted, including hard surfacing, means of enclosure/boundary treatments, or construction of the access ramps/steps, shall begin and the buildings shall not be brought into use until the following details have been submitted to and approved in writing by the Local Planning Authority:

- Hard surfacing materials
- Means of enclosure and boundary treatments – including any barrier to be erected at the Albany Road vehicular access
- Finished levels
- Access ramp/steps and guardrail height, design, and appearance (including materials, finishes and colour)
- Recycling and refuse storage facilities
- Timetable for the carrying out and completion of the landscaping works

Submitted details shall have regard to sections 7 and 8 of the submitted Flood Risk Assessment (dated 15 November 2022), as well as the Council's Guidelines for Recycling and Refuse Storage in New Developments Supplementary Planning Document.

Development shall be carried out in accordance with the approved details and timetable, and the agreed recycling and refuse storage facilities shall be provided prior to the buildings being brought into

use and thereafter maintained and retained in accordance with the approved details.

Reason: To ensure the character and appearance and setting of the locally listed buildings, and the character and appearance of the East Cowes (Esplanade) Conservation Area would be preserved and enhanced in accordance with the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework, and to reflect the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

14. Prior to occupation of the barracks building bat and bird boxes shall be installed within the building/site in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The boxes shall be installed in accordance with the approved details before the barracks building is brought into use.

Reason: To ensure ecology and biodiversity would be enhanced in accordance with the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy and the National Planning Policy Framework.

15. Prior to the buildings being brought into use, details of the refurbishment of the existing boundary railings, and a timetable for completion of these works, shall be submitted to and approved in writing by the Local Planning Authority. Refurbishment of the boundary railings shall be carried out and completed in accordance with the agreed details and timetable.

Reason: To ensure the setting of the locally listed buildings, and the character and appearance of the East Cowes (Esplanade) Conservation Area would be preserved and enhanced in accordance with the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework, and to reflect the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

16. The use hereby permitted shall not begin until space has been laid out within the site in accordance with drawing number 0005, and the details agreed in accordance with condition 14, for vehicles to park and turn within the site so they may enter and leave in forward gear. Thereafter this space shall not be used for any purpose other than that approved in accordance with this condition.

Reason: To ensure an adequate level of on-site parking would be provided to serve the development, in the interests of highway safety, and to comply with the aims of policies DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.

17. Prior to commencement of the use hereby permitted a parking management and travel plan for the site, including measures to discourage travel to the site by motor vehicles and promote more sustainable modes of transport, shall be submitted to and approved in writing by the Local Planning Authority. The agreed parking management and travel plan shall be implemented and adhered to for the duration of the use hereby permitted.

Reason: In the interests of highway safety and to promote sustainable travel in accordance with the aims of policies DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.

18. The use hereby permitted shall not begin until a Flood Warning and Evacuation Plan for the site has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall have regard to the Council's most up-to-date version of its Flood Warning and Evacuation Plan guidance. The approved plan shall be implemented and adhered to for the duration of the use hereby permitted.

Reason: To ensure residual flood risks would be appropriately managed and that the development would be safe for all users through its lifetime in accordance with the aims of policies DM2 (Design Quality for New Development) and DM14 (Flood Risk) of the Island Plan Core Strategy and the National Planning Policy Framework.

19. Prior to the barracks building being brought into use, the building finished floor level on the ground floor where it provides for overnight (sleeping) accommodation and/or means of escape from the building to Maresfield Road shall be raised so that it is no lower than 4.10 metres above Ordnance Datum (AOD) in accordance with section 5.8 and 7 of the submitted Flood Risk Assessment (dated 15 November 2022). Thereafter, the finished floor level of the ground floor of the building where it provides for overnight (sleeping accommodation) and/or means of escape to Maresfield Road shall not at any time be lower than 4.10 metres AOD.

Reason: To reduce flood risks and ensure that the development would be safe for all users through its lifetime in accordance with the aims of policies DM2 (Design Quality for New Development) and DM14 (Flood Risk) of the Island Plan Core Strategy and the National Planning Policy Framework.

20. The use hereby permitted shall not begin until an SPA Code of Conduct has been submitted to and approved in writing by the Local Planning Authority. The submitted code shall set out measures to mitigate for the potential effects of the use of the site, including offsite activities associated with that use, on the Solent and Dorset Coast SPA and the Solent and Southampton Water SPA. The agreed Code of Conduct shall be implemented and adhered to for the duration of the use hereby permitted.

Reason: To mitigate for potential impacts to the Solent and Dorset Coast and Solent and Southampton Water SPAs from activities associated with the use of the site hereby permitted, and to ensure the SPA would be protected and conserved in accordance with the aims of policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy, the National Planning Policy Framework, and the requirements of Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended).

21. No exterior lighting shall be installed within the site as part of the development hereby permitted, except where it has been installed in accordance with an exterior lighting scheme that has been submitted to and approved in writing by the Local Planning Authority. Any submitted scheme shall include details of the location, orientation, size, height, design, and appearance of any lighting units, as well as the light temperature of the units, and shall have regard to the recommendations contained within section 6.2.2 of the submitted Preliminary Ecological Appraisal (Arc Consulting Isle of Wight Ltd, dated 20 July 2022).

Reason: To ensure any lighting would be designed and installed to minimise its effect on wildlife and the surrounding area in accordance with the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

Prior to the start of the application, concern was raised that there was not sufficient time left of the meeting for the Planning Committee to hear the application and make a decision without it being rushed through. The Planning Committee was advised that the meeting commenced at 4pm and was scheduled to last for three hours, the Council's Constitution allowed for a meeting to be extended by up to an hour subject to a majority of Councillors voting for the extension.

Application:

20/02159/ARM

Details:

Reserved Matters Application relating to P/01456/14:
904 residential units, school; community centre; commercial buildings;
relocation of Westridge Garage; community energy centre; sports building
and changing rooms; structural landscaping; play areas and associated
highway improvements (readvertised application)

Land Known as Pennyfeathers Land to the South of Smallbrook Lane and to
the West of, Brading Road, Ryde.

Site Visits:

The site visit was carried out on Friday, 17 March 2023.

Public Participants:

Mrs J Wade – Objector

Mr Simon Cooke – on behalf of Ryde Town Council

Mr G Hepburn – Agent

Additional Representations:

Island Roads had submitted final comments stating that they had no
objection to the application, and updated conditions had been proposed.

Comment:

Councillor Warren Drew spoke as Local Councillor for this item.

Prior to the three-hour point in the meeting, a proposal to extend the meeting
until 8pm (to allow sufficient time for the remaining agenda items to be
considered) under Part 4B(6) (Duration of meetings) of the Council's
Constitution.

A vote was taken, of which the results were equal, the Chairman used his
casting vote and

RESOLVED: THAT the meeting be extended up to 8pm.

The Committee questioned the amount of affordable housing being made
available and if these properties could be made available to Island residents,
if the modelling infrastructure was valid as traffic movements were
significantly different now, they also questioned the solar gain and number of
charging points being incorporated into the proposed development. Planning
Officers advised that the legal agreement in place had set out the level of
affordable housing as part of the outline, the modelling infrastructure
provided when the outline application was submitted continued to be valid as
it showed the impact on the road network once the development had been
completed. Charging points and solar gain had not been included as this

could be controlled under the building regulation standards.

Concern was raised regarding the impact on Monkton Brook, the Committee were advised that attenuation ponds were proposed with hydro-brakes to control the speed of the flow rate and it was believed that these were adequate to reduce the impact, an informative had been proposed for works to be undertaken to clear the channel of the Monkton Brook although this could be included as a condition to ensure that it was undertaken and maintained.

There was some discussion regarding the proposed energy centre, officers informed the Committee that the requirement of the energy centre was based on a stipulation in the Island Core Strategy and secured as part of the legal agreement, therefore it had to be provided as part of the scheme, there may be a requirement to adapt this in the future due to governments climate strategy.

The Committee questioned the comments made by the Crime prevention Design Advisor they were advised that officers were confirmed that these were considered in the layout, but were concerned with the height of some fences and believed that this could be controlled with the right boundary landscaping, lighting of the site would be controlled so it was appropriate and open spaces would have natural surveillance as far as practicable for their size

Concerns were raised in respect of the financial strength of the landowners/developers to undertaken all of the required provisions. Legal advised that due diligence had been undertaken when producing the section 106 agreement with all landowners.

The Council's constitution Part 4B, Procedure Rules Governing how Full Council, Cabinet, Committees, Sub-Committees and Boards operate (Duration of Meetings) The Committee had extended the meeting for an hour and asked what would happen following this time, it was suggested that the matter would need to be concluded at a later date.

Concern was raised that there would be six weeks before the next Planning Committee meeting and they were advised that an option could be to look at the corporate diary and reconvene in advance of the next meeting of the Planning Committee.

It was proposed that an additional meeting was arranged to continue the discussion and debate on this item only, which was duly seconded. A vote was taken the result of which was:

RESOLVED:

THAT an additional meeting of the Planning Committee would be arranged to continue the consideration of the application.

29. **Members' Question Time**

Due to time constraints this item was not considered.

CHAIRMAN

**UPDATE FOLLOWING THE PUBLICATION OF A REPORT TO THE PLANNING COMMITTEE
– TUESDAY 21ST MARCH 2023**

1. 20/01061/FUL

Demolition of agricultural buildings and the garage to No 125 Marlborough Road; Proposed development consisting of 473 new dwellings (single and two storey dwellings (inclusive of 35% affordable housing) and inclusive of the conversion of the Coach House into pair of semi-detached dwellings; (leading to a net gain of 472 dwellings), single storey café and two storey doctors surgery and B1 office space with associated site infrastructure (inclusive of roads, parking, photovoltaic pergolas, garages, bin and bikes stores, below ground foul waste pump, electric substations, surface water detention basins and swales, landscape and ecological mitigations and net biodiversity enhancements); Proposed vehicular accesses off Bullen Road and Appley Road; Proposed public open spaces, Suitable Alternative Natural Greenspace and Allotments; Proposed three public rights of way; Proposed access, parking and turning for No 125 Marlborough Road and associated highways improvements (Revised plans, revised drainage strategy and flood risk, additional highway technical note and updated appendix S to highway chapter of environmental statement)(readvertised application) at land south of Appley Road north of Bullen Road and east of Hope Road (West Acre Park), Ryde Isle of Wight

Nature of Update

An additional letter of representation has been received raising concerns in respect of matters that can be summarised as following:

- Who provided the count data?
- Who were the surveys undertaken by?
- If it is not clear how many times the site was surveyed the data is not sufficiently robust to qualify the usage of curlews and therefore its importance to curlews

- 15 curlews is not insignificant having regard for local populations in the New Forest being just 40 breeding pairs. Core area comparisons are unrealistic.
- New habitat must be in place and established before any development
- New habitat may be attractive but the landscape isn't. The curlews may use this habitat with no qualms, but they may not do so.
- The presence of development opposed to farmland may deter its use and their flight path may be disrupted and disturbed.

Officer conclusion

The count data was provided by Hampshire County Council's Hampshire Biodiversity Information Centre. The Strategy sets out that "Sites were surveyed by expert surveyors including WeBS counters and trained volunteers. Three years of ground-truthing and bird movement survey work was carried out in three geographical phases: the Eastern Solent; the Western Solent, and the Isle of Wight. The Eastern Solent data gathering took place in the winter of 2016/17, the Western Solent in 2017/18 and the Isle of Wight in 2018/19. Over 25 surveyors took part".

The identification of the site as 'low use' is defined by the Strategy itself.

The 'Summary of Survey Results' within the Strategy (section 2.3) sets out that:

"Over 25,000 records have been collated since the winter of 2006-7, with over 10,000 gathered during 2020 survey period. Of the 1,036 sites identified for survey, 802 sites had records for waders and 649 had records for brent geese.

A total of 24 different wading bird species were recorded, with curlew, oystercatcher and redshank being the most frequently recorded species, the highest individual count was for dunlin with 15,000 recorded twice in Chichester Harbour in a single location. For brent geese, counts were reported for numbers in excess of 3,000, with maximum counts of 3,500 at Farlington Marshes and 4070 on Hayling Island"

In allocating points to sites three metrics were used with points allocated accordingly:

- 1) Comparison to national population thresholds
 - 0: site has less than the GB threshold for any species
 - 1: site has more than the GB threshold for any species
- 2) Comparison to SPA designated features of interest
 - 0: site has <1% of SPA's designated population
 - 2: site has 1-5% of SPA's designated population
 - 3: site has >5% of SPA's designated population
- 3) Features of interest
 - 0: site has <1% of SPA's designated assemblage population
 - 2: site has 1-5% of SPA's designated assemblage population
 - 3: site has >5% of SPA's designated assemblage population
- 4) Local value
 - 0: site has no records higher than the local value for any species
 - 1: site has more than one record higher than the local value of any species
- 5) Max count of any target species recorded on site

- 6) Species incidence
 - 0: sites not passing the two species incidence metric thresholds
 - 1: site passing the two species incidence metric thresholds
- 7) Network score (sites were included for their network value if they scored:
 - 2 or higher for bottlenecks and/or
 - 2 or higher for hubs

Low use sites are identified as those which are gained a score of 0.

The Strategy includes a section (3.3) of the limitations of the data, which outlines that “It is important to recognise several limitations of the data. The use of sites fluctuates with population size, which is dependent on breeding success at summer breeding grounds; usage can therefore change from year to year. In certain winters the numbers of juvenile brent geese can be relatively low and therefore recent surveys may not be representative of sites used by these birds in more productive years.

The use of some sites will vary if the land use or management changes. For example, if a field is ploughed or allowed to scrub over, it will no longer be suitable to for use. The data therefore can only reflect the use of sites as dictated by their management regime during the study period.

The use of many sites is affected by disturbance from, for example, recreational activity, which can also vary considerably according to (i) day of the week e.g. greater use of sports pitches at weekends and Wednesday afternoons (ii) weather e.g. more dog walkers, golfers etc. may be present during dry weather. It is also likely that data collection by recorders has been biased towards (i) weekends and (ii) dry weather, which may mean numbers have been under recorded, as these are the times when higher levels of disturbance are likely.

The complete use of sites under extreme weather conditions is also unlikely to have been captured. For example, in extreme winters brent geese have been known to fly far inland to find suitable feeding sources, this has been observed over the course of the surveys and may occur again in future years.

In addition, recorder effort has been unevenly distributed with the result that some sites have been counted more regularly than others. Ideally, sites should have been counted every two weeks. This has been addressed in part by applying the new classification method for low use and candidate sites.”

The current site IOW 46 is impacted by land management changes where it could be no longer suitable, while the proposed mitigation land would be protected from changes and recreational disturbance.

Officers recognise that no data has been provided for visits when no birds were counted. Only positive counts were reported. However, as set out in the above extract sites should have been counted every two weeks.

The mitigation would be secured prior to the land being lost as part of the requirement of the Section 106 Agreement.

Officers cannot dispute that the mitigation land may or may not be used. However, this could be said of any habitat provision/enhancements. There is an accepted practice of translocation and mitigation/enhancement and the proposed scheme has been agreed with Natural England as suitable mitigation.

The Strategy references a case study of a site in Portsmouth, which developed an area of playing field. "The mitigation involved creating a Brent goose "refuge" and area of fenced-off grassland close to the area being lost. The refuge area was a success and post-mitigation monitoring has shown that geese continue to use the site".

No change to recommendation.

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- | | | |
|-----------|---------------------|---|
| 2. | 22/02168/FUL | Remedial work to existing buildings to include internal and external changes, altered fenestration, roof glazing, demolition of outbuildings, storage areas/lean-to shed; new single storey extension; landscaping works, to include reconfigured parking layout, new steps, ramps and handrails, and replacement access barrier; change of use of barracks building for training/education and residential boarding accommodation, and use of guardhouse as a store (revised description) (re-advertised application) at Victoria Barracks, Albany Road, East Cowes |
|-----------|---------------------|---|

Nature of the update

Further discussions have taken place with the agent for the application regarding pre-commencement conditions

Officer conclusion

No change to recommendation, except recommended conditions updated as set out in Appendix 1 to this update paper.

3. **20/02159/ARM** **Reserved Matters Application relating to P/01456/14: 904 residential units, school; community centre; commercial buildings; relocation of Westridge Garage; community energy centre; sports building and changing rooms; structural landscaping; play areas and associated highway improvement (readvertised application) at land known as Pennyfeathers, land to the south of Smallbrook Lane and to the west of Brading Road, Ryde Isle of Wight**

Nature of representation

Final formal comments have been received by Island Roads, confirming that they have no objection subject to technical approved by the highway authority.

Their comments confirm that conditions 2, 7 and 10 are acceptable from a highway perspective. Comments have been received in respect of and the detailed design of the proposed junctions. Officers have not recommended this condition for discharged at this time, yet Island Roads confirm that capacity checks, drainage calculations and a stage 2 safety audit would be done as part of the Section 278/38 process.

The Engineer comments on the Smallbrook Lane/Great Preston Road junction that a swept path analysis has confirmed that all standard vehicles can negotiate the junction in a safe manner. However, a swept path analysis has been undertaken for a 16.5m articulated vehicle and a pantechicon with both unable to make the manoeuvre in a safe manner to the west under the existing situation and with only a slight impingement into the opposing lane under the proposed layout. It is also noted that this would be a low frequency occurrence whereby the applicant deems that the vehicle would wait until the opposing lane is clear before making the manoeuvre, whereby deeming it a safe manoeuvre. However, they still deem this as a highway safety concern. It is noted that to rectify this problem either the junction would need to be signalled or additional third-party land would have to be sought. When taking into consideration that these manoeuvres are unavailable under the existing layout and that the proposed layout provides substantial betterment (with the developer looking to provide even further betterment if it is achievable), then it is at the discretion of the LPA how much weight they apportion to this comment.

Comments have also been raised in respect of the slip/queuing lanes forming part of Westridge Cross, which would result in queueing traffic.

Officer conclusion

Officers consider that the proposed works to the Smallbrook Lane/Great Preston Road junction would result in significant betterment, and the proposed highway layout would remove the majority of traffic away from this junction, due to the diversion of Smallbrook Lane though the site. It is considered that the situation outlined above would happen very

rarely, and the solution would result in significant over engineering. Any 16.5m articulated vehicle could simply wait for the opposed carriageway to be clear before exiting.

The junction works have been agreed in principle as part of the outline permission with detailed design being dealt with at the highway agreement stage. It is not considered reasonable, when these were previously supported by Island Roads to now raise concerns. Although some queuing would be possible at peak hour the proposed works would provide significant betterment with queuing lanes being provided and of compliant width.

No change to officer recommendation.

APPENDIX 1 – Updated Conditions – 22/02168/FUL Victoria Barracks, Albany Road, East Cowes

- 1 The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 Except where varied by details approved in accordance with other conditions of this permission, the development hereby permitted shall only be carried out in accordance with the details shown on the submitted plans, numbered:

0001 Planning – Location Plan and Proposed Site Development Plan
0005 Planning – Proposed GA Ground Floor and Site Plan
0006 Planning – Proposed GA First Floor Plan
0007 Planning – Proposed GA Elevations
0008 Planning – Proposed GA Sections
0009 Planning – Proposed Guardhouse Plans, GA Elevations and Sections
0500 P1 External Landscaping Plan

Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 3 Prior to commencement of the development, the applicant/developer shall afford access to the staff of the County Archaeology and Historic Environment Service, and shall enable them to record the barracks, guardhouse, and associated features.

Notification of commencement of development, and information as to whom the archaeologist should contact on site, shall be given in writing to the address below not less than 14 days before the commencement of any works:-

Isle of Wight County Archaeology and Historic Environment Service
Westridge Centre
Brading Road

Ryde
Isle of Wight
PO33 1QS

Reason: This a pre-commencement condition to mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets prior to the works being carried out would be preserved by record in accordance with policy DM11 (Historic and Built Environment) of the Island Plan Core Strategy and the National Planning Policy Framework.

- 4 Notwithstanding the submitted details, no development shall take place until an Arboreal Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority detailing how the potential impact to the trees would be minimised during construction works. The submitted AMS shall incorporate the measures set out in the submitted East Cowes Barracks: Method Statement, and the submitted External Landscaping Plan, drawing number 0500 P1, unless otherwise agreed in writing with the Local Planning Authority, and include details of protective tree fencing to be installed for the duration of construction works. The agreed method statement (AMS) will then be adhered to throughout the development of the site.

Reason: This is a pre-commencement condition to prevent damage to trees during construction and to ensure that the high amenity tree(s) to be retained would be adequately protected from damage to health and stability throughout the construction period in the interests of the amenities, character and appearance of the East Cowes (Esplanade) Conservation Area, and to comply with the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework, and to reflect the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 5 Development (other than demolition and remedial works to the existing buildings hereby permitted) shall not begin until a scheme for the drainage and disposal of surface and foul water from the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Foul drainage shall be connected to the public sewer served by Southern Water's Wastewater Treatment Works at Sandown. Development shall be carried out in accordance with the approved scheme, and the approved drainage works completed prior to the building(s) being brought into use.

Reason: To ensure that the site would be suitably drained, to protect water quality, and prevent harmful impacts on Habitats (SPA/SAC) Sites within the Solent Catchment, to reduce flood risks, and to comply with policies SP5 (Environment), DM2 (Design Quality for New Development), DM12 (Landscape, Seascape, Biodiversity and Geodiversity) and DM14 (Flood Risk) of the Island Plan Core Strategy.

6 Development (other than demolition and remedial works to the existing buildings hereby permitted) shall not begin until there has been submitted to and approved in writing by the Local Planning Authority parts a) and b) below. Parts c) and d) shall be required as necessary.

- a) a desk-top study documenting all previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) Guidance and BS10175:2011+A2:2017, and which also considers UXO risk; and, unless otherwise agreed in writing by the Local Planning Authority,
- b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk-top study in accordance with BS10175: 2011+A2:2017 – “Investigation of Potentially Contaminated Sites – Code of Practice”; and, unless otherwise agreed in writing by the Local Planning Authority,
- c) a remediation scheme to deal with any contaminant including an implementation timetable, monitoring proposals and a remediation verification methodology. The verification methodology shall include a sampling and analysis programme to confirm the adequacy of decontamination and an appropriately qualified person shall oversee the implementation of all remediation;
- d) The investigator shall provide a report, which shall include confirmation that all remediation measures have been carried out fully in accordance with the scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been carried out.

Development (other than demolition and remedial works to the existing buildings) shall not begin until such time as is approved in writing by the Local Planning Authority.

If, during development, any areas of contamination are found to be present at the site then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until a remediation strategy detailing how this contamination would be dealt with has been submitted to and approved in writing by the Local Authority.

Reason: To protect the environment, prevent harm to human health, and ensure the site would be suitable for the use hereby permitted by ensuring that, where necessary, the land would be remediated to an appropriate standard in accordance with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy, the National Planning Policy Framework, and Part 2A of the Environmental Protection Act 1990.

7 All works to the buildings hereby permitted shall be undertaken outside of the bird nesting season (01 March to 31 August), unless supervised by a suitably qualified ecologist, and timing of works shall be in accordance with 6.2.1 of the Preliminary Ecological Appraisal (Arc Consulting Isle of Wight Ltd, dated 20 July 2022).

Reason: To avoid disturbance/harm to wildlife, including protected species, and damage to their nests in accordance with the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy and the National Planning Policy Framework.

- 8 No construction work shall proceed above foundation level until details of flood resilient measures to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. Submitted details shall have regard to the measures set out in section 7 of the submitted Flood Risk Assessment (dated 15 November 2022). Development shall be carried out in accordance with the approved details.

Reason: To reduce flood risks to the development and surrounding land in accordance with the aims of policies DM2 (Design Quality for New Development) and DM14 (Flood Risk) of the Island Plan Core Strategy and the National Planning Policy Framework.

- 9 Notwithstanding the submitted plans/details, construction of the extension hereby permitted shall not proceed above foundation level until the details of the materials and finishes (including colour) to be used in the construction of the external surfaces of the extension have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the character and appearance of the locally listed buildings, and the character and appearance of the East Cowes (Esplanade) Conservation Area would be preserved and enhanced in accordance with the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework, and to reflect the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 10 The materials to be used in any exterior work to the existing buildings hereby permitted shall match the materials used in the construction of the exterior of the buildings, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the character and appearance of the locally listed buildings, and the character and appearance of the East Cowes (Esplanade) Conservation Area would be preserved and enhanced in accordance with the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework, and to reflect the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 11 No new or replacement window, roof glazing, or external door shall be installed until details of new/replacement windows, roof glazing and external doors to be installed have been submitted to and approved in writing by the Local Planning Authority. Submitted details shall include specifications detailing the size and

proportions of the units to be installed, details of the glazing, materials, finishes and colour. Development shall be carried out in accordance with the approved details.

Reason: To ensure the character and appearance of the locally listed buildings, and the character and appearance of the East Cowes (Esplanade) Conservation Area would be preserved and enhanced in accordance with the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework, and to reflect the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 12** Any roof underlining used in the development hereby permitted shall include bitumen roofing felt only, and not breathable roofing membranes.

Reason: To prevent harm to protected bat species in accordance with the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

- 13** Notwithstanding the submitted plans, no landscaping works hereby permitted, including hard surfacing, means of enclosure/boundary treatments, or construction of the access ramps/steps, shall begin and the buildings shall not be brought into use until the following details have been submitted to and approved in writing by the Local Planning Authority:

- Hard surfacing materials
- Means of enclosure and boundary treatments – including any barrier to be erected at the Albany Road vehicular access
- Finished levels
- Access ramp/steps and guardrail height, design, and appearance (including materials, finishes and colour)
- Recycling and refuse storage facilities
- Timetable for the carrying out and completion of the landscaping works

Submitted details shall have regard to sections 7 and 8 of the submitted Flood Risk Assessment (dated 15 November 2022), as well as the Council's Guidelines for Recycling and Refuse Storage in New Developments Supplementary Planning Document.

Development shall be carried out in accordance with the approved details and timetable, and the agreed recycling and refuse storage facilities shall be provided prior to the buildings being brought into use and thereafter maintained and retained in accordance with the approved details.

Reason: To ensure the character and appearance and setting of the locally listed buildings, and the character and appearance of the East Cowes (Esplanade) Conservation Area would be preserved and enhanced in accordance with the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic

and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework, and to reflect the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 14** Prior to occupation of the barracks building bat and bird boxes shall be installed within the building/site in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The boxes shall be installed in accordance with the approved details before the barracks building is brought into use.

Reason: To ensure ecology and biodiversity would be enhanced in accordance with the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy and the National Planning Policy Framework.

- 15** Prior to the buildings being brought into use, details of the refurbishment of the existing boundary railings, and a timetable for completion of these works, shall be submitted to and approved in writing by the Local Planning Authority. Refurbishment of the boundary railings shall be carried out and completed in accordance with the agreed details and timetable.

Reason: To ensure the setting of the locally listed buildings, and the character and appearance of the East Cowes (Esplanade) Conservation Area would be preserved and enhanced in accordance with the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework, and to reflect the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 16** The use hereby permitted shall not begin until space has been laid out within the site in accordance with drawing number 0005, and the details agreed in accordance with condition 14, for vehicles to park and turn within the site so they may enter and leave in forward gear. Thereafter this space shall not be used for any purpose other than that approved in accordance with this condition.

Reason: To ensure an adequate level of on-site parking would be provided to serve the development, in the interests of highway safety, and to comply with the aims of policies DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.

- 17** Prior to commencement of the use hereby permitted a parking management and travel plan for the site, including measures to discourage travel to the site by motor vehicles and promote more sustainable modes of transport, shall be submitted to and approved in writing by the Local Planning Authority. The agreed parking management and travel plan shall be implemented and adhered to for the duration of the use hereby permitted.

Reason: In the interests of highway safety and to promote sustainable travel in accordance with the aims of policies DM2 (Design Quality for New Development)

and DM17 (Sustainable Travel) of the Island Plan Core Strategy.

- 18** The use hereby permitted shall not begin until a Flood Warning and Evacuation Plan for the site has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall have regard to the Council's most up-to-date version of its Flood Warning and Evacuation Plan guidance. The approved plan shall be implemented and adhered to for the duration of the use hereby permitted.

Reason: To ensure residual flood risks would be appropriately managed and that the development would be safe for all users through its lifetime in accordance with the aims of policies DM2 (Design Quality for New Development) and DM14 (Flood Risk) of the Island Plan Core Strategy and the National Planning Policy Framework.

- 19** Prior to the barracks building being brought into use, the building finished floor level on the ground floor where it provides for overnight (sleeping) accommodation and/or means of escape from the building to Maresfield Road shall be raised so that it is no lower than 4.10 metres above Ordnance Datum (AOD) in accordance with section 5.8 and 7 of the submitted Flood Risk Assessment (dated 15 November 2022). Thereafter, the finished floor level of the ground floor of the building where it provides for overnight (sleeping accommodation) and/or means of escape to Maresfield Road shall not at any time be lower than 4.10 metres AOD.

Reason: To reduce flood risks and ensure that the development would be safe for all users through its lifetime in accordance with the aims of policies DM2 (Design Quality for New Development) and DM14 (Flood Risk) of the Island Plan Core Strategy and the National Planning Policy Framework.

- 20** The use hereby permitted shall not begin until an SPA Code of Conduct has been submitted to and approved in writing by the Local Planning Authority. The submitted code shall set out measures to mitigate for the potential effects of the use of the site, including offsite activities associated with that use, on the Solent and Dorset Coast SPA and the Solent and Southampton Water SPA. The agreed Code of Conduct shall be implemented and adhered to for the duration of the use hereby permitted.

Reason: To mitigate for potential impacts to the Solent and Dorset Coast and Solent and Southampton Water SPAs from activities associated with the use of the site hereby permitted, and to ensure the SPA would be protected and conserved in accordance with the aims of policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy, the National Planning Policy Framework, and the requirements of Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended).

- 21** No exterior lighting shall be installed within the site as part of the development hereby permitted, except where it has been installed in accordance with an exterior lighting scheme that has been submitted to and approved in writing by the

Local Planning Authority. Any submitted scheme shall include details of the location, orientation, size, height, design, and appearance of any lighting units, as well as the light temperature of the units, and shall have regard to the recommendations contained within section 6.2.2 of the submitted Preliminary Ecological Appraisal (Arc Consulting Isle of Wight Ltd, dated 20 July 2022).

Reason: To ensure any lighting would be designed and installed to minimise its effect on wildlife and the surrounding area in accordance with the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

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

21st March 2023

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