



Minutes

Name of meeting	PLANNING COMMITTEE
Date and Time	TUESDAY 16 MARCH 2021 COMMENCING AT 4.00 PM
Venue	VIRTUAL (MS TEAMS)
Present	Cllrs C Quirk (Chairman), M Price (Vice-Chairman), M Beston, G Cameron, V Churchman, P Fuller, S Hastings, R Hollis, J Howe, J Jones-Evans and B Tyndall
Also Present (Non voting)	Cllrs D Andre, I Ward
Officers Present	M Bartlett, O Boulter, B Gard, S Van-Cuylenburg, A White (on behalf of Island Roads), S Wilkinson

25. **Minutes**

RESOLVED:

THAT the minutes of the meeting held on 8 December 2020 be approved.

26. **Declarations of Interest**

Councillor Brian Tyndall declared an interest in minute number 28 as the Cabinet Member for Corporate Governance.

Councillor Julie Jones-Evans declared a non pecuniary interest in minute number 28 (Old Town Hall, Grafton Street, Sandown) as she had a regeneration business in Sandown Hight Street.

Council Paul Fuller declared an interest in minute number 28 (land adjacent Greenacres 211, Baring Road, Cowes) as he was the Local Member.

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

No public questions were received.

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.

RESOLVED:

THAT the applications be determined as detailed below:

The reasons for the resolutions made in accordance with Officer recommendation were given in the planning report. Where resolutions are made contrary to Officer recommendation the reasons for doing so are contained in the minutes.

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

Application:
20/02026/FUL
Details:
Proposed 6 detached dwellings, formation of vehicular access, parking and landscaping (revised scheme)
Land Adjacent Greenacres 211, Baring Road, Cowes.
Public Participants:
Mr M Rainey (objector) (written statement read out) Cllr Nikki Wood (Gurnard Parish Council) Mr A White (Agent)
Comment:
Councillor Paul Fuller spoke as Local Member on this item, in accordance with the Code of Practice for Members and Officers dealing with Planning Matters, in the council's constitution, he did not vote.
Concern was raised regarding the impact the proposed development would have on the Jordan Valley and the surrounding area, it was noted that a Neighbourhood plan was in place in the area and that this site had not been identified as a potential site.
Decision:
The Committee had taken into consideration the reasons for the recommendation as set out under the paragraph entitled Justification for Recommendation of the report.
A proposal to refuse the application. In compliance with the Council's constitution a named vote was taken.
<u>For</u> (8) Councillors George Cameron, Vanessa Churchman, Steve Hastings, Richard Hollis, John Howe, Julie Jones-Evans, Brian Tyndall, Mathew Price
<u>Against</u> (0)
<u>Abstentions</u> (2) Councillors Michael Beston, Chris Quirk

<p>The proposal was carried and the application was refused against officer recommendation.</p> <p>RESOLVED:</p> <p>THAT the application be refused.</p>
<p>Reason:</p> <p>The proposed development fails to complement the character of the surrounding area, particularly the distinctive Jordan Valley contrary to policy E1 of the Gurnard Neighbourhood Development Plan and fails to protect the landscape character of the area contrary to DM2 (Design Quality of New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.</p>
<p>(item 1)</p>

<p>Application:</p> <p>20/00455/FUL and 20/00456/LBC</p>
<p>Details:</p> <p>Demolition of flat roof extensions and outbuildings; proposed conversion to form 9 dwellings and community hall; pair of semi-detached dwellings on land to the rear (revised plans, revised Heritage, Design and Access Statement and Written Scheme of Investigation for Historic Building Recording, including a Statement of Heritage Significance submitted)(readvertised application)</p> <p>And</p> <p>Listed Building Consent for demolition of flat roof extensions and outbuildings; proposed conversion to form 9 dwellings and community hall; pair of semi-detached dwellings on land to the rear (revised plans, revised Heritage, Design and Access Statement and Written Scheme of Investigation for Historic Building Recording, including a Statement of Heritage Significance submitted)(readvertised application)</p> <p>Old Town Hall, Grafton Street, Sandown.</p>
<p>Public Participants:</p> <p>Mr G Eades (Objector) (Written statement read out) Cllr Debbie Andre (Objector) Mr Paul Thomas (on behalf of the applicant)</p>
<p>Additional Representations:</p> <p>The Local Planning Authority advised that since the publication of the report representation had been received on behalf of the Island Collection/Venture South objecting to the application. Condition 4 had been updated due to a request from the Council's Archaeological Officer.</p>
<p>Comment:</p>

Councillor Ian Ward spoke as Local Member on this item.

The Committee asked for clarification regarding the possible presence of artistic works from Henry Tooth and were advised by officers that condition 4 had been amended to include a timetable element, should anything be found specialist advice would be sought on how to safeguard appropriately.

Members were supportive of the application and believed that if left the building would fall into disrepair, this application also provided much needed community space for residents, although it was noted that adequate sound proofing would be required, as well as much needed housing.

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 applications be approved.

Updated Conditions:

20/00455/FUL

4. Notwithstanding the submitted Written Scheme of Investigation, development shall not begin until the applicant or their agents has secured the implementation of a staged programme of historic building investigation and recording in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority, in consultation with the County Archaeology and Historic Environment Service.

The submitted Written Scheme of Investigation (WSI) shall include the following stages:

- Carrying out, completion and reporting of pre-commencement investigation and documentary background research, and review of the WSI;
- Carrying out and completion of recording prior to and during works to the principal building;
- Carrying out and completion of recording prior to and during demolition works of the outbuildings and rear boundary wall;
- Depositing and archive of the report and dissemination of results.

The submitted WSI shall also include a timetable for the implementation of these stages.

The agreed WSI, including agreed timings set out within it, shall be adhered to and the final report shall be submitted to and approved in writing by the Local Planning Authority and then subsequently archived and disseminated as agreed within the WSI.

If following further investigation within the hall and former reading room undertaken in accordance with the WSI any surviving paintings, murals or gallery/balcony are discovered, details of how those features are to be treated shall be agreed in writing with the Local Planning Authority prior to any further works being carried out in that part of the building. The discovered feature(s) and works shall be carried out in accordance with the agreed details.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record in accordance with policy DM11 (Historic and Built Environment) of the Island Plan Core Strategy and the National Planning Policy Framework.

20/00456/LBC

4. Notwithstanding the submitted Written Scheme of Investigation, works shall not begin until the applicant or their agents has secured the implementation of a staged programme of historic building investigation and recording in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority, in consultation with the County Archaeology and Historic Environment Service.

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As per report (item 2 and 3)

29. **Members' Question Time**

There were no members questions.

CHAIRMAN