



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and Time	<b>TUESDAY 25 JANUARY 2022 COMMENCING AT 4.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs M Lilley (Chairman), G Brodie (Vice-Chairman), D Adams, V Churchman, C Critchison, W Drew, C Jarman, K Lucioni, M Oliver, M Price, P Spink and C Quirk
Also Present (Non voting)	S Smart (IWALC) Cllr P Fuller (Cabinet Member)
Officers Present	Oliver Boulter, Russell Chick, Ben Gard, John Metcalfe and Alan White (on behalf of Island Roads)

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## 42. Minutes

RESOLVED:

THAT the minutes of the meeting held on 14 December 2021 be approved.

## 43. Declarations of Interest

Councillor Peter Spink declared an interest in minute number 4 (Atherfield Bay Holiday Camp, Military Road, Brighstone) as he was a trustee of the Countyside Charity (formerly the Campaign to Protect Rural England (CPRE)), who had commented on the application being considered, and therefore would not be present for the consideration of the application.

## 44. Public Question Time - 15 Minutes Maximum

There were no Public Questions submitted.

## 45. Report of the Strategic Manager for Planning and Infrastructure

### Application:

21/01129/RVC

### Details:

Variation of condition no 2 on P/00141/16 to allow amendments to approved scheme relating to the swimming pool/clubhouse;

reconfiguration of approved units.

Atherfield Bay Holiday Camp, Military Road, Brighstone

**Site Visits:**

The site visit was carried out on Friday, 21 January 2022

**Public Participants:**

Mr G Eades (Objector) – statement read out by Oliver Boulter

L Fulleylove (Objector) – statement read out by Oliver Boulter

Mr A White (Agent)

Mr G Alldred (on behalf of Shorwell Parish Council)

**Additional Representations:**

Officers had re-visited the site and confirmed that work had commenced on the amenity building as Councillors had noted during the site visit.

Representation from Brighstone Parish Council had been received which related to points made in their previous comments on the application, and in some parts on the officer's report. A letter of representation had also been received from a third-party.

**Comment:**

Councillor Steve Hastings spoke as Local Councillor for the application.

The Committee asked if the application was considered a minor amendment, Planning Officers advised that the application red line and number of units had not changed on the site since previous schemes, applications were checked prior to being accepted to ensure they were submitted correctly, if the application was not considered to be a minor amendment it would have been returned to the agent and the correct application requested.

Concern was raised regarding the level of landscaping on the site, officers provided a plan showing the landscaping that had been agreed with the previous scheme, however a change to this would be requested if the application were to be approved, given the changes that were proposed.

Officers confirmed that planning staff had been out to the site to check the height of some of the units to ensure the measurements within the application details had been provided correctly.

The Committee questioned what impact the sale of some of the land surrounding the site had on the application and were advised that the surrounding site had been part of the ownership on previous applications however the red line of the application site had not been affected. The main change on the application site was the footprint of the clubhouse and proposed holiday units.

The Planning Officer advised that if the Planning Committee refused the application the applicant could appeal the decision, the Local Planning Authority could request the development be taken down and built-in accordance with the approved scheme, the Local Planning Authority however believed that the changes were marginal and that impacts would

have to be balanced with the tourism benefits to the Island.

Confirmation had been provided by the applicant that the Section 106 agreement money would be paid in full.

A proposal to approve the application in accordance with the officer's recommendation was made and duly seconded.

A vote was taken and the proposal fell.

A proposal to refuse the application as it was not suitable to be dealt with as a minor amendment and to resubmit a Full application for consideration by the Planning Committee was made which was duly seconded.

The Chairman called a short adjournment to allow officers time to consider the proposal.

Following the adjournment officers advised that officers and consultees had accepted the application as submitted and the proposed decision would create significant risk to the council.

In accordance with the Constitution a named vote was taken the result was:

For (3)

Councillors Vanessa Churchman, Claire Critchison, Chris Jarman

Against (5)

Councillors David Adams, Martin Oliver, Matthew Price, Chris Quirk, Michael Lilley

The proposal fell.

A further proposal to approve the application in accordance with the officer's recommendation with the following amendments was made and duly seconded:

- An increase in the Section 106 money by 50 per cent to improve rights of way in the area.
- Ensure the Section 106 money is paid in full before occupancy of the units.
- Ensure significant uplift in the landscaping on the site.
- Request black out blinds to reduce light spillage from the units.

A vote was taken the result of which was:

**Decision:**

THAT The application be approved in accordance with the officer's recommendation subject to the following:

- An increase in the existing Section 106 money by 50 per cent to improve rights of way in the area.
- Ensure the Section 106 money is paid in full before occupancy of the units.
- Ensure significant uplift in the landscaping and reduce light spillage on the site.

As per report (Item 1)

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46. **Review of the code of Practice for Members and Officers dealing with Planning matters**

The Chairman advised that the item would be deferred to a later date to consider significant proposed amendments which had been circulated prior to the meeting and member of the Committee had not had time to look at them.

47. **Members' Question Time**

Councillor Spink returned to the Council Chamber for this item.

Councillor Chris Quirk asked if the Local Planning Authority could intervene earlier regarding sites that had not been developed in accordance with approved plans to reduce the number of retrospective applications being submitted, the Cabinet Member for Planning and Community Engagement advised that he would speak with Planning staff, he explained that there were processes in place for the enforcement team however it was not a straight forward process, he would be working with officers to see what could be improved in the process.

Councillor Quirk then asked if something could be put in place to ensure holiday sites were complying with conditions so that these sites did not turn into full time living accommodation, the Cabinet Member for Planning and Community Engagement advised that he would discuss with officers.

48. **Motion Submitted by Councillor Claire Critchison**

Councillor Claire Critchison withdrew the motion

CHAIRMAN

## **UPDATE FOLLOWING THE PUBLICATION OF A REPORT TO THE PLANNING COMMITTEE – TUESDAY 25<sup>th</sup> January 2022**

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|----|--------------|---|
| 1. | 21/01129/RVC | Variation of condition no 2 on P/00141/16 to allow amendments to approved scheme relating to the swimming pool/clubhouse; reconfiguration of approved units at Atherfield Bay Holiday Camp, Military Road, Brighstone, Newport, Isle of Wight |
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### **Officer Report update**

Following publication of the officer report, officers have re-visited the site and having regards to paragraph 1.3 of the Officer Report, it is confirmed that works are now currently taking place on the amenity building with the roof partly constructed, as Councillors would have noted during the committee site visit.

### **Officer conclusion**

This does not alter the assessment of the application and no change to officer recommendation.

### **Nature of Representation**

Officers are in receipt of a copy of a letter from Brighstone Parish Council that was sent to members of the Planning Committee on **22<sup>nd</sup> January 2022**. This letter reiterates points the Parish made in their comments on the application and now refers to some parts on the officer report. In summary this letter states:

- Still does not consider the changes can be considered as a minor material amendment, enclosing again a list of breaches and stating around a 30% increase in built form on the site
- Considers the changes are a return towards the refused application in 2013/14 and a similar visual impact on the landscape even if concentrated in a smaller area and the increase in density could constitute a more significant impact
- No evidence put forward in the officer report about the site being within a bowl in the landscape and the site is clearly visible from all landward directions
- Concerns that ecological management/protection schemes set out in planning conditions have not been followed and with reference to the subdivision of the land
- Lists the breaches

### **Officer conclusion**

It is considered that these points have been discussed within the officer report. No change to recommendation.

## **Nature of Representation**

Since publication of the officer report, an additional comment has been received from a third-party raising concern about litter within and outside of the building site, including the nearby footpath and beach. Concerns have also been raised that the site fences have not been secured and often blown down and the land has been churned up by the developer. The comment also refers to the development not being sustainable and the need to reduce carbon footprints.

## **Officer conclusion**

The site is currently being developed and the churning of the land is a typical aspect of an active development site. The site would be subject to an agreed landscaping scheme, to ensure an acceptable appearance for the site. Potential for litter and site fencing falling during inclement weather are not planning issues.

The issues raised in respect carbon footprint reduction are not relevant to this application. The current application seeks changes to an approved scheme and therefore, this application is being assessed on the basis of the impacts compared to the approved scheme.

No change to recommendation.

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

Date: 25<sup>th</sup> January 2022