



Minutes

Name of meeting	PLANNING COMMITTEE
Date and Time	TUESDAY 1 MARCH 2022 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs M Lilley (Chairman), G Brodie (Vice-Chairman), D Adams, V Churchman, C Critchison, W Drew, C Jarman, M Oliver, M Price, C Quirk and P Spink
Also Present (Non voting)	Cllr P Fuller (Cabinet Member)
Officers Present	Oliver Boulter, Russell Chick, Ben Gard, Jodie Gibson, John Metcalfe, Wendy Perera, Stuart Van-Cuylenburg, Justin Thorne and Alan White (on behalf of Island Roads)
Apologies	Cllrs K Lucioni and S Smart

49. **Minutes**

RESOLVED:

THAT the minutes of the meeting held on 25 January 2022 be approved.

50. **Declarations of Interest**

Councillor Quirk and Matthew Price declared a non pecuniary interest in minute number 52 (Ryde Pier Café and adjoining public toilets, Esplanade, Ryde) as they knew business owners in the area.

Councillor Brodie declared a non pecuniary interest in minute number 52 (Land at Lee Farm, Main Road, Wellow) as he was a member of Cycle Wight who he believed had commented on the application.

Councillor Spink declared an interest in minute number 52 (Land at Lee Farm, Main Road, Wellow) as he believed he was predetermined, he would speak as local Councillor and then leave the room

Councillors Churchman, Drew and Quirk advised that they had not attended the arranged site visit, and would not take part in the application for Lee Farm, Wellow,

however they felt they knew the Ryde site well enough to take part in the debate and vote.

Councillor Brodie advised that he had not attended the arranged site visit, he had undertaken his own visit of the site at Lee Farm, Wellow and was satisfied he understood the application site, he was also satisfied that he knew the Ryde site well enough to take part in the debate and vote.

Councillor Lilley declared an interest in minute number 52 (Ryde Pier Café and adjoining public toilets, Esplanade, Ryde) as he knew the previous owner/lease holder of the café.

Councillor Paul Fuller declared an interest in minute number 52 (Land at Lee Farm, Main Road, Wellow) as he was the independent chair of the IW local access forum.

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

There were no public questions submitted.

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

Application:
21/00684/FUL

Details:
Demolition of barns and storage buildings; proposed construction of 16 dwellings and use of existing holiday bungalow as permanent dwelling; access road, garaging/car ports, parking and associated landscaping

Land at Lee Farm, Main Road, Wellow

Site Visit:
The site visit was carried out on Friday, 25 February 2022.

Public Participants:
Mr Steve Cowley (Applicant)

Additional Representations:
It was noted that the calculation relating to housing delivery within section 6.9 of the report was incorrect, the figures should read 501 and 364 respectively.

Since publication of the report officers had completed an appropriate assessment of the development proposals on Solent Marine sites and foul drainage systems, they concluded that there would be no adverse effect on Solent Marine Sites. Consultation with Natural England had been completed and they agreed with the conclusion.

Comment:

Councillor Peter Spink spoke as Local Councillor for the site, once he had completed his speech, he then left the Council Chamber.

Officers advised Councillors against giving weight to the emerging Island Planning Strategy policies in their decision-making, as it had not been sufficiently progressed through the adoption process.

Concerns were raised regarding the lack of affordable housing on the site and understood that was due to the land being offered by the applicant for the proposed West Wight greenway. Officers advised that the land for the greenway would be dedicated at no cost to the Council, and also advised that the Rights of Way manager had provided a cost summary for the works to bring the land up to the standard required for the Greenway which would be included in the legal agreement if the application was approved. They went on to advise that this part of the greenway would connect other parts already available, and those agreed to be used for the remainder of the route.

A proposal was made to approve the application subject to a condition being added to ensure the construction of the greenway and for any excess money to be spent in the parishes of Yarmouth and Shalfleet on affordable homes.

A short adjournment was taken to allow officers to consider the proposal and suggest additional conditions.

Following the adjournment officers advised that any excess money would be spent within the local vicinity and believed it would be unreasonable to ask the greenway to be completed prior to any occupation and believed a trigger point of between 50 – 75 % would allow for negotiation.

The proposer also requested that the Greenway route should be dedicated as a bridleway upon the commencement of the approved development.

The proposer and seconder agreed with the suggested changes and a vote was taken the result of which was:

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 subject to the following:

- Commencement of work on the greenway would begin around 50% of occupation of dwellings and full delivery by 75% of occupation
 - In the meantime, the entire route would be dedicated by the Local Authority for use as a bridleway
 - Affordable housing contributions would be used within the local parish
-

Councillor Spink returned to the Council Chamber

Application:

21/02431/FUL

Details:

Proposed demolition of building

Ryde Pier Café and adjoining public toilets, Esplanade, Ryde

Site Visits:

The site visit was carried out on Friday, 25 February 2022.

Public Participants:

Mr David Newton (Applicant)

Comment:

Councillor Jordan spoke as Local Councillor

Concern was raised regarding the length of time the temporary toilets would remain and if new toilets would be incorporated into the design of the new station, the Chairman agreed to allow the Cabinet Member for Highways PFI and transport Infrastructure to advise the committee that the development had to be delivered by March 2023, due to the pandemic there had been an agreement that the date may be pushed back between 3-6 months, the scheme had always included toilets and facilities within the new station and the Isle of Wight Council would be designing and ensuring delivery of the new station.

The committee asked why they were only considering this part of the development, officers advised that this site fell within a Conservation Area and therefore required consent to demolish, that the majority of the other works could be undertaken by the Council as Highways Authority under permitted development rights and that the other parts of the scheme that would require planning permission would be applied for at the appropriate time.

Decision:

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

THAT the application be approved.

Prior to the three hour point in the meeting, a proposal to extend the meeting by an hour under Part 4B paragraph 6 (Duration of meetings) and paragraph 10 (voting) of the Council's Constitution was put to the meeting by the Chairman.

RESOLVED:

THAT the meeting be extended by up to an hour.

53. **Review of the Code of Practice for members and officers dealing with Planning matters**

Councillor Jarman introduced the report, advising that following a meeting in November 2021 it had been agreed to set up a working group and the report was to formally ratify that decision.

Concern was raised by Councillors regarding the proposed membership of the working group, as substitute members of the Planning Committee were included and had voting rights, it was felt the control was being removed from planning officers.

The Committee were supportive to the Planning Officers and believed that they should be involved in the working group meetings along with the Cabinet Member for Planning and Community Engagement.

The vote was taken the result of which was

RESOLVED:

ii. THAT the decision taken at the informal meeting of the Planning Committee on 22nd November 2021 to establish a cross-party working group of Councillors to provide recommendations for revision of the Code of Practice for Members and Officers dealing with Planning Matters for review by the Planning Committee. The working group will fall under the oversight of the Cabinet Member for Planning and Community Engagement be Ratified and endorsed.

iii. THAT the corporate intention to undertake a peer review later this year to help the council identify future needs of the planning service and the resources required to meet those needs. To agree the committee should have a role, alongside the Cabinet Member for Planning and Community Engagement in agreeing the scope of and contributing to the peer review of needs be Recognised.

iv. THAT Once agreed an amended Code of Practice for Members and Officers Dealing with Planning Matters will be recommended for adoption by Full Council at the earliest opportunity.

54. **Members' Question Time**

Councillor Drew asked a question relating to the recent sale of land in Sandown and asked where the Local Authority stood in maintaining public ownership, the Strategic Manager for Planning and Infrastructure delivery advised that he had been asked

the same question by the local ward councillor and he would send the advice he gave to Councillor Drew.

55. **Motion Submitted by Councillor Chris Jarman**

Councillor Brodie raised a point of order requesting the chairman to explain why he had decided to Chair the meeting for the item, he understood that legal advice was that he should not remain in the Council Chamber for the item of business, he believed that by doing so it would jeopardise the decision made at the meeting. The Chairman advised that following advice he had decided to remain in the Chair for the item however he would not take part in the vote, if the vote was tied then he would adjourn.

Councillor Brodie then raised another point of order questioning if the motion should have been included on the agenda for the meeting, the Chairman advised that he wanted Councillor Jarman to move his motion before he took questions on the matter.

An adjournment was called.

On returning Councillor Brodie continued with his questions regarding the procedure taken to add the motion to the agenda and who the Planning Protocols Working Group were as there was no mention of this group in the Council's Constitution.

The Chairman proposed a motion for the member not to be heard which was duly seconded.

A proposal to end the meeting was then proposed and seconded a vote was taken.

RESOLVED:

THAT the meeting ended.

CHAIRMAN

UPDATE FOLLOWING THE PUBLICATION OF A REPORT TO THE PLANNING COMMITTEE – TUESDAY 1st March 2022

1. 21/00684/FUL Demolition of barns and storage buildings; proposed construction of 16 dwellings and use of existing holiday bungalow as permanent dwelling; access road, garaging/car ports, parking and associated landscaping (Revised plans)

Officer Report update

Following publication of the officer report, it has been noted that a calculation relating to housing delivery within section 6.9 of the report is incorrect. The report currently states:

‘However, for example, in 2022 to deliver Government targets for housing, the Council would be required to deliver 668 homes, and the Council would need to deliver 75% of this target, which would be 411 homes. Should the IPS meet the test of soundness and therefore be adopted in 2023, then there would be a requirement to deliver 486 homes per year, with 75% of this equating to 425.

However, the underlined figures should be 501 and 364 respectively.

Officers have also noted that within the Planning History section of the report, the reference number for a historic planning application that was granted in 2003 has been mistyped as P/00218/13, whereas it should read as P/00218/03.

Since the publication of the officer report, the Council has completed an Appropriate Assessment of the development proposals, to assess the potential for the project to have adverse effects on Solent Marine Sites as a result of recreational pressure from new residential development and also the proposed foul drainage system. These matters are outlined within the officer report. The Assessment has concluded that the project would not have an adverse effect on Solent Marine Sites, subject to the mitigation measures outlined within the officer report.

Officers have consulted with Natural England regarding the Appropriate Assessment, as is legally required, and have received their confirmation that they agree with the Council’s conclusions. The Council’s Appropriate Assessment and Natural England’s comments have been placed on the Public Access website.

Officer conclusion

No change to officer recommendation.

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

Date: 1st March 2022