UPDATE FOLLOWING THE PUBLICATION OF A REPORT TO THE PLANNING COMMITTEE – TUESDAY 22nd NOVEMBER 2022

1. 22/01405/RVC

Variation of condition 15 on P/00496/18 to allow use of 20 parking spaces for school and general community at land between Nettlestone Hill and Seaview Lane, Nettlestone, Isle of Wight

Nature of Representation

There is a typographical error within conditions 17 and 18.

Officer conclusion

The word 'not' should be deleted from both conditions.

No change to recommendation.

2. 19/01544/OUT

Demolition of workshops and yard; outline for proposed residential development and the means of access (additional information) (readvertised application) at land to the rear of 162 to 182 Gunville Road, Carisbrooke, Isle of Wight

Nature of Representation

One additional letter of objection has been received from a local resident raising concerns that can be summarised as follows:

- Information has just been regurgitated from the 2019 application, such as the friends of the animal's charity shop, which has long since closed.
- A number of developments in Gunville Road, Ash Lane, Broadwood Lane, Alvington Manor View and Taylor Road together with Home Bargains will generate extra traffic.
- Buses and lorries have to mount the pavement in Priory Road during the evening peak
- Waverly roundabout cannot cope with this extra traffic

The agent for the application has submitted these additional comments:

- The application was deferred for reasons expressed by the updated report.
- The report discusses the adjacent sites approved by committee last month (being 22/00631/FUL & 22/00629/OUT) albeit the report somewhat falls silent about the Waverly junction and Island Roads agreeing with the Mayer Brown Transport Statement (TS) that the junction operates within capacity. Within 22/00631/FUL & 22/00629/OUT their TS assessed cumulative impacts (including 19/01544/OUT)

and confirmed the Waverly operations within capacity. Thus, the debate for opening up Taylor Road is not a consideration, nor would it be reasonable in any other respect.

Officer conclusion

These matters are considered to have already been covered by the officer report, with the exception of the potential impact on the Waverly Roundabout. Officers confirm that the traffic generation from this site was considered within the transport statement for the recent application off Forest Hills (22/00631/FUL & 22/00629/OUT), which concluded that, as a result of revised traffic counts, there would not be any unacceptable impacts on the Waverly Roundabout.

If the proposed development would not have an unacceptable impact on the capacity of the Waverly Roundabout, officers do not consider it reasonable to required contributions to the opening of Taylor Road. The issue of opening up Taylor Road was previously discussed by the Planning Committee in the context of alleviating concerns about the capacity of Waverley Roundabout.

No change to recommendation.

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

22nd November 2022