



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and Time	<b>WEDNESDAY 12 APRIL 2023 COMMENCING AT 2.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs J Medland (Chairman), W Drew (Vice-Chairman), D Andre, G Brodie, V Churchman, M Lilley, C Quirk, P Spink, and N Stuart
Co-opted	E Cox (Non-Voting)
Also Present	Cllr P Fuller (Cabinet Member for Planning and Enforcement)
	O Boulter, B Gard, M Tuckwell, N Troughton (on behalf of Island Roads) and S Wilkinson
Apologies	Cllrs C Critchison, C Jarman and M Oliver

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

Apologies had been received from Cllrs Claire Critchison, Chris Jarman, and Martin Oliver. Cllr Vanessa Churchman was in attendance as a substitute Cllr Matthew Price. Cllr Michael Lilley was in attendance as a substitute for Cllr David Adams.

**31. Declarations of Interest**

Cllr Michael Lilley declared an interest in minute number 34 (Land known as Pennyfeathers land to the south of Smallbrook Lane and to the west of, Brading Road, Ryde) as a neighbouring local councillor and as the previous local councillor.

Cllr Peter Spink declared an interest in minute number 34 (Land known as Pennyfeathers land to the south of Smallbrook Lane and to the west of, Brading Road, Ryde) as a member of CPRE The Countryside Charity, which had previously submitted a letter objecting to the original planning application.

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

No public questions were received.

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

**34. 20/02159/ARM Land Known as Pennyfeathers Land to the South of Smallbrook Lane and to the West of, Brading Road, Ryde.**

Consideration was given to the report of the Strategic Manager for Planning and Infrastructure Delivery.

**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.

**Comment:**

The chairman reminded the committee that discussions would be a continuation of the debate held at the previous meeting held on Tuesday 21 March 2023.

Concerns were raised regarding a series of written questions and responses which had been provided prior to the meeting. It was agreed that this information would be made available to the public as an appendix to the minutes. The Planning Team Leader provided clarity on a series of grammatical amendments throughout the report. The local member was invited to share comments on the proposals.

Questions were raised regarding the timeframes of the phases of development and deliverability. Comments were made regarding the upcoming ban on gas boilers in new build homes from 2025 and it was suggested that the developers be requested to give serious consideration to vary or remove the energy centre and to consider a more environmentally friendly alternative.

Discussion took place regarding the layout of the development, in particular the rationalisation of the location of the community centre, the multi-use games area, and the school. Questions were raised regarding infrastructure planning as it related to pedestrian access, cycling routes, highways arrangements, and sustainable travel.

Comments were made regarding safety and crime prevention, areas of natural surveillance, and the use of landscaping boundary treatments. The percentage of homes with access to private gardens and/or open spaces was noted. The committee expressed disappointment around the percentage of affordable housing within the plans.

It was proposed, and duly seconded, that the layout of the proposed development would fail to provide an inclusive design due to the location of the community centre, school land and multi-use games area, being divorced from the existing settlement and connectivity of cycle routes which would fail to provide an accessible built environment with a sense of place or strong vibrant community contrary to policies DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the principles of the NPPF.

Following debate, a named vote was taken and the result of which was as follows:

For (6):

Cllrs G Brodie, V Churchman, M Lilley, C Quirk, P Spink, and N Stuart

Against (1):

Cllr D Andre

Abstentions (1):

Cllr J Medland

**Decision:**

RESOLVED:

THAT the application be refused.

35. **Members' Question Time**

No written members questions were received.

Cllr Vanessa Churchman asked an oral question in relation to the development of holiday parks. Clarification was provided around the different policies associated with the delivery of tourism accommodation and the delivery of housing.

Cllr Peter Spink asked an oral question in relation to the two significant items which were scheduled for the next meeting and requested that reconsideration be given to the agenda. Comments were made on relation to holding additional meetings and the operational difficulties this would cause based on the current level of resourcing.

Emma Cox asked an oral question in relation to the process for submitting questions around planning matters.

CHAIRMAN