

# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and Time	<b>TUESDAY 5 MARCH 2024 COMMENCING AT 4.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs W Drew (Chairman), D Andre, G Brodie, V Churchman, C Critchison, J Jones-Evans, M Price, P Spink, N Stuart
Co-opted (Non-Voting)	E Cox (IWALC representative) (Non voting)
Also Present	Oliver Boulter, Ben Gard, Neil Troughton and Sarah Wilkinson
Apologies	Cllrs C Quirk, J Bacon and M Oliver

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

Apologies were received from Cllrs J Bacon, M Oliver and C Quirk.

27. **Minutes**

RESOLVED:

THAT the minutes of the meeting held on 23 January 2024 be approved.

28. **Declarations of Interest**

Councillor Julie Jones-Evans, Prejudicial, declared an interest in minute number 30 (Land adjacent Osborne Works, Whippingham Technology Park, Whippingham Road, East Cowes) as her portfolio included the application site, she would withdraw from the room for the application.

Councillor Matthew Price, Non Pecuniary, declared an interest in minute number 30 (land adjacent Warlands Lane, Off Burt Close, Shalfleet) as he had a child at Shalfleet school.

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

There were no public questions submitted.

### 30. **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 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 Councillors when considering the application. A note is made to that effect in the minutes.

**Application:**

22/00989/FUL

**Details:**

Redevelopment of Site to provide 70 residential dwellings including 27 affordable units to include associated roads, landscaping (Revised plans relating to the layout of housing, design of housing, and location of balancing pond) (Updated supporting information)(readvertised application)

Land Adjacent Warlands Lane, off Burt Close, Shalfleet.

**Site Visits:**

The site visit was carried out on Friday, 1 March 2024

**Public Participants:**

Ms J Minchin (Objector)

Mr H Blacksell (Objector)

Mr A Lomax (Objector)

Ms S Stables (on behalf of Shalfleet Parish Council)

Mr N Taylor (Agent)

Mr S Jacobs (Applicant)

**Additional Representations:**

Additional letters of objection had been received since the report was published which were summarised.

**Comment:**

Cllr N Stuart spoke on the item on behalf of his residents as local Councillor.

A question was raised regarding nitrate neutrality, officers advised that a separate application had been made and approved for a wetland scheme as mitigation which had been supported by Natural England.

Concern was raised regarding the recommendation from Island Roads to refuse the application, unsafe walks to access a limited bus service in the area. Officers advised that they considered the recommendations from Island Roads and explained that consideration had been given to the comments received from Island Roads regarding the proposed development.

The Committee also raised concerns regarding a safe walking route to the local

primary school, officers advised that the applicant had approached land owners to achieve a walking route to the school however some land owners had denied access across their land. The Local Planning Authority advised it would be unreasonable to include a condition on something that had been investigated and understood to be unachievable at this time.

A question was raised regarding the ancient woodland near the site and the extenuation pond proposed, the pond appeared to be within the 15 metre buffer zone which was recommended by legislation, officers advised that a condition had been included to ensure the pond would not sit within the buffer zone.

The Committee asked who would manage the affordable aspect of the housing site, and were advised that that information had not been provided but it would need to be a registered provider and this would be established through the legal agreement process.

A recommendation was made and duly seconded to approve the application subject to the provision of at least 70% affordable rented accommodation in perpetuity.

A request to add to the proposal the materials used to be reconsidered than that shown on the proposed plans.

The request was accepted by both the proposer and seconder.

A vote was taken the result was tied.

As the vote was tied, in accordance with the Council's Constitution the Chairman gets a casting vote, the Chairman voted for the proposal.

**Decision:**

RESOLVED:

THAT the application be approved subject to the provision of at least 70% affordable rented accommodation in perpetuity and that the materials be reconsidered.

**Amended/Additional Conditions/Reasons:**

As per report (Item 1)

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**Application:**

23/01430/FUL

**Details:**

Hybrid Application: Full planning permission for proposed Suitable Alternative Natural Greenspace (SANG) and means of access/community car park;  
Outline application for residential development and its means of access

Land Served Off Cordelia Gardens, Tuttons Hill and Cockleton Lane, Gurnard.

**Site Visits:**

The site visit was carried out on Friday, 1 March 2024

**Public Participants:**

Mr M Rainey (Objector)

Mr P Salmon (Objector)

Mr R Hollis (on behalf Cowes Town Council)

Mr D Long (Agent)

**Additional Representations:**

Additional letters of objections had been received as well as comments from Active Travel Hub, which were summarised.

**Comment:**

Prior to the three hour point in the meeting, a proposal to extend the meeting under Part 4B(6) (Duration of meetings) of the Council's Constitution. A vote was taken, of which the result was:

RESOLVED:

THAT the meeting be extended.

Officers advised that this was a hybrid application, for a Suitable Alternative Green Space (SANG) and outline application for housing.

The Committee asked why a car park had been included in the middle of the SANG, officers advised that the space was to provide a suitable open space for people to use to walk etc, an access gate onto Tuttons Hill was proposed and would be closed at night to restrict the use of the car park overnight, management of the SANG would ensure the maintenance of the site. The car park would not necessarily be constructed of concrete. It was noted that the SANG protects the site from future development.

There was discussion regarding how much of the site joined the site to the settlement boundary, officers advised that there was no rule on how much of the site needed to join the boundary.

**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.

RESOLVED:

THAT the application be approved subject to the reserved matters application being brought before the Planning Committee and discussions for a minimum of 70% affordable rented accommodation in perpetuity.

**Amended/Additional Conditions/Reasons:**

As per report (Item 2)

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Councillor J Jones-Evans withdrew from the room.

**Application:**

22/02293/OUT

**Details:**

Outline for B8 Distribution Building

Land Adjacent Osborne Works, Whippingham Technology Park, Whippingham Road, East Cowes.

**Public Participants:**

Mr P Salmon (Agent)

**Comment:**

The Committee were advised that the application was for outline, the local councillor did not raise any objections to the application.

**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.

**Amended/Additional Conditions/Reasons:**

As per report (Item 3)

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31. **Members' Question Time**

The Strategic Manager for Planning and Infrastructure Delivery thanked the officer for presenting the applications at short notice.

CHAIRMAN