

Minutes

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| Name of meeting | PLANNING COMMITTEE |
| Date and Time | TUESDAY 4 JUNE 2024 COMMENCING AT 4.00 PM |
| Venue | COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT |
| Present | Cllrs W Drew (Chairman), M Price (Vice-Chairman), D Andre, J Bacon, G Brodie, V Churchman, C Critchison, M Oliver, C Quirk, P Spink and E Cox |
| Also Present | Oliver Boulter, Russell Chick, Ben Gard, Neil Troughton, Stuart Van-Cuylenburg and Sarah Wilkinson |
| Apologies | Cllrs J Jones-Evans |

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

Apologies had been received from Cllr J Jones-Evans

2. **Minutes**

RESOLVED:

THAT the minutes of the meeting held on 16 April 2024 be approved.

3. **Declarations of Interest**

Councillor P Spink declared an interest in minute number 5 (Tapnell Farm, Newport Road, Freshwater) as he was the Local Councillor and he was also a member of Campaign for Rural England (CPRE) who had objected to the application.

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

There were no public questions submitted.

5. **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:

24/00226/FUL

Details:

New window and door to front elevation and change of use from residential care home (c2 use) to a 22 bedroom house in multiple occupation (sui generis use)

Bluebell House Residential Care, 74 - 76 Mitchell Avenue, Ventnor.

Site Visits:

The site visit was carried out on Friday, 31 May 2024.

Public Participants:

J Tiller (Objector)

P Macmillan (Objector)

D Ruiz (Objector)

C Wells (Agent)

Additional Representations:

An additional objection had been received following the publication of the report, which was summarised.

Comment:

The Committee raised concerns regarding the management of the establishment, officers advised that a separate HMO licence would be required by the operator, a condition was proposed for an agreed management plan to be in place prior to commencement.

The Committee questioned if a condition could be included to request a local connection for the residents, officers advised that they had required local connection in new developments and felt it was reasonable to consider a similar condition to be included.

It was noted that both officers and the agent were in attendance at the meeting and would take away the concerns raised by the Committee.

A proposal was made to approve the application subject to it being managed by an organisation of the type outlined in paragraph 7.5 of the report, approval of the accommodation provider, residents would have a local connection which was seconded.

A further proposal to include a review of the management plan.

The amendment 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 used their casting vote to break the deadlock, and the Chairman voted to approve the application.

Decision:

RESOLVED:

THAT the application be approved subject to

- it being managed by an organisation outlined in paragraph 7.5 of the report (not-for-profit organisation that provides support and accommodation for vulnerable people with complex needs that may or not have arisen from trauma and/or substance misuse, offering, homelessness, unemployment and/or other issues) be delegated to the Local Planning Authority.
- residents have connections with Ventnor, adjoining parishes and Isle of Wight,
- a 18 month/2 year review of the management plan.

As per report (Item 1)

Application:

23/00122/RVC

Details:

Variation of condition 2 on 20/01160/FUL to allow revisions to design and layout of phase II employment site
Branstone Farm Studies Centre, Hale Common, Arreton.

Site Visits:

The site visit was carried out on Friday, 31 May 2024.

Comment:

Officers advised that due to the installation of power lines the northern section of the business park had been redesigned, therefore a variation to the originally approved application had been made.

The Committee congratulated the scheme.

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

As per report (Item 2)

Application:

22/01931/FUL

Details:

32 tourism pods & associated landscaping

Tapnell Farm, Newport Road, Freshwater.

Additional Representations:

Questions had been raised regarding the loss of agricultural land

Comment:

Concern was raised regarding the proposed nitrate neutrality approach for the development and in particular the evidence of previous agricultural use of the land. Officers advised that they had been provided with information regarding previous land use by the agent for a ten year period, and had themselves visited the site over that period and noted the agricultural use. This information had been passed to Natural England prior to a Habitat Regulations Assessment being undertaken by officers.

A proposal to approve the application was made and seconded.

A vote was taken the result was:

Decision:

RESOLVED:

THAT the application be approved.

As per report (Item 3)

6. Members' Question Time

Cllr E Cox asked if officers could reassure the Committee that the buildings on site at Tapnell Farm would comply with conditions, Officers advised that they had confirmation from the applicant that this would be done.

Cllr D Andre asked for an update on the Island Planning Strategy, the Cabinet Member for Planning, Coastal Protection and Flooding advised that the six week consultation had been delayed due to the General Election and would commence on 8 July 2024, updates would be made available on the website.

CHAIRMAN