



Minutes

Name of meeting	PLANNING COMMITTEE
Date and Time	TUESDAY 25 OCTOBER 2022 COMMENCING AT 4.00 PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs J Medland (Chairman), W Drew (Vice-Chairman), D Andre, G Brodie, V Churchman, C Critchison, C Jarman, M Oliver, C Quirk, P Spink, I Ward and G Alldred
Co-opted	G Alldred (IWALC)
Also Present	Oliver Boulter, Ben Gard, Neil Troughton, Stuart Van-Cuylenburg and Sarah Wilkinson
Apologies	Cllrs D Adams and M Price

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

Councillor Adams had sent his apologies and Councillor Ward was substituting for Councillor Price.

12. **Minutes**

RESOLVED:

THAT the minutes of the meeting held on 26 July 2022 be approved.

13. **Declarations of Interest**

Councillor Quirk declared an interest in minute number 15 (Land West of 40-48 and 37 to 47 Broadwood Lane 17 and 24 Forest Hills 2-20 and 28 – 36 Arthur Moody Drive, Carisbrooke) as he knew the applicant.

Councillor Spink declared an interest in minute number 15 (Land adjacent 12 Tennyson View, Elm Lane Calbourne as he drafted and signed a letter of objection on behalf of West Wight Village Residents Association, he advised he would leave the room while the application was debated.

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

There were no public questions submitted.

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

Consideration was given to items 1 - 4 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:

22/01239/FUL

Details:

Proposed alterations and refurbishment of existing station buildings to include new public toilets, café and pedestrian link to pier

Ryde Esplanade Railway Station, Esplanade, Ryde.

Public Participants:

Mr S Chandler (on behalf of applicant)

Comment:

Concerns were raised regarding the heritage of the building, loss of existing columns, and the effect on the Conservation Area. It was felt that enough was not being done to enhance the building and ensure the proposed alterations were in keeping with the Victorian architecture along the Esplanade. Concerns were also raised over the availability of public toilets within the station and whether there would be a charge to use them.

Planning officers advised that the application was for external alterations to the building, as internal alterations to the station building(s) do not require planning permission, and the management of the facilities was not within the remit of the Committee.

Queries were also raised in respect of flood risk and finished levels within the station and tie in with the pier. Planning officers confirmed that there would be some minor modification of levels to ensure level access to and from the pier and through the station, matching the existing level of the station.

The Committee asked questions relating to public safety and the concerns raised by the police regarding entrance and exit points, Planning Officers confirmed that the same number of entry and exit points as existing were proposed and the glass frontage would allow better intervisibility with the public realm than there is currently. Planning Officers also advised that the station already had CCTV, that the station CCTV was being reviewed as part of the station refurbishment, and that the applicant's attention had been

drawn to the recommendations made by the police, with an informative recommended to ensure this.

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 an amendment of Condition 5

Amended Condition:

5. Notwithstanding the submitted plan, the external alterations hereby permitted (other than demolition works) shall not begin until details of the fenestration, glazing, materials and finishes (including colour), to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the LPA. These shall have special regard to the Victorian character of the surrounding conservation area Development shall be carried out in accordance with the approved details.

As per report (Item 1)

Councillor Spink left the room

Application:

20/1872/FUL

Details:

Construction of 12 dwellings and formation of vehicular access off Elm Lane

Land Adjacent 12 Tennyson View, Elm Lane, Calbourne.

Site Visits:

The site visit was carried out on Friday, 21 October 2022.

Public Participants:

Mr M Pearl (Applicant)

Mr P Salmon (Agent)

Additional Representations:

Island Roads had provided additional advice in respect of site access visibility and setting of local speed limits

Comment:

The Committee asked about the cycle routes connecting the application with

the nearby greenway and were advised that weight had not been given to this, due to the location of the site it was believed most residents would use a car to travel.

Officers advised that the requirement of an assessment of nitrates and the impact on the habitats was a point of law and could not be overcome by way of a planning condition, it would need to be completed and submitted to the Local Planning Authority prior to any permission being granted on the site. The Committee were therefore advised that if they were minded to accept the application they would need to defer for submission of that assessment.

The Committee raised concerns regarding the potential loss of affordable housing if the application was refused, a question was asked regarding the distance to the nearest school and were informed that there would be significant distance to walk, however the Local Authority had a statutory duty to provide home to school transport for primary children outside if they lived more than 2 miles from their nearest school.

A proposal was made to refuse the application in accordance with the recommendation, the motion was not seconded so the motion fell.

A proposal to defer the application subject to satisfactory receipt of the information identified as deficient and missing in the report specifically relating to nitrates and the subsequent impact on the habitat regulations assessment in accordance with the constitution a named vote was taken the result of which was:

For (8)

Councillors D Andre, G Brodie, V Churchman, W Drew, C Jarman, M Oliver, C Quirk, I Ward

Abstained (1)

Councillor C Critchison

Decision:

THAT the application be deferred subject to satisfactory receipt of the information that has been identified as being deficient and missing in report in relating specifically to nitrates and the subsequent impact of the habitat regulation assessment

Conditions:

As per report (Item 2)

Councillor Spink returned to the meeting

Application:

22/00629/OUT and 22/00631/FUL

Details:

Outline for residential development comprising 113 dwellings, access from Arthur Moody Drive and Ash Lane, roads, footways, landscaping, open space and upgrading of footpath N151 to allow shared pedestrian/cycle use (revised scheme)

Proposed 2 detached house with garage; 17 pairs of semi detached houses (36 Dwellings in total); with access from Forest Hills, Arthur Moody Drive and Ash Lane; associated roads, footways, landscaping, open space and 2 dry ponds (Phase 1)(revised scheme)

Land West of 40 - 48 & 37 To 47 Broadwood Lane 17 & 24 Forest Hills 2-20 & 28 - 36, Arthur Moody Drive, Carisbrooke.

Site Visits:

The site visit was carried out on Friday, 21 October 2022.

Public Participants:

Mrs S Cooke (Objector)

Mr M Ambrosini (Newport and Carisbrooke Community Council)

Mr A White (Agent)

Additional Representations:

Four additional letters of objection had been received regarding the outline application, three letters of objection had been received regarding the Full application since the report was published.

Confirmation regarding paragraphs 7.35 and 7.42 were provided.

Comment:

Prior to the three-hour point in the meeting, the chairman proposed that the meeting be extended for up to one hour (to allow sufficient time for the remaining agenda items to be considered) under Part 4B(6) (Duration of meetings) of the Council's Constitution.

RESOLVED:

THAT the meeting be extended by up to one hour.

Councillor Lever spoke as Local Councillor on this item.

The Committee questioned the additional access created and traffic data to alleviate concerns raised by the Committee previously and asked Island Roads to confirm they were satisfied with this, the Island Roads representative advised that there was no evidence to support an objection to this proposal on highway grounds. He also confirmed that the traffic impact from the two approved sites adjacent to this scheme had been taken into consideration when submitting comments on the application

Concern was raised in relation to the parking spaces being removed from the highway and provided within the site, officers advised that a change to condition 19, however the parking spaces could not be exclusive to those residents affected by the loss of on road parking, they would be generic public spaces.

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 both applications be approved.

Amended Conditions:

22/00631/FUL

14. Prior to commencement of the development hereby approved the applicant shall submit to the Local Authority and secure under the Road Traffic Regulation Act 1984 on-street parking restrictions within Forest Hills from its junction with Arthur Moddy Drive through to the site boundary with the site to secure junction and pedestrian visibility splays and to allow private and service vehicles to enter and exit the site with ease and within Broadwood Lane at the junction with Gunville Road to extend the parking restrictions on the southern side of the road to increase entry capacity. All subsequent works associated with the TRO shall be implemented in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

19. Prior to the removal of any parking within the existing highway network in association with condition 14 a minimum of 11 spaces shall be provided in accordance with details to be submitted to and agreed in writing with the Local Planning Authority, in the approximate area shown on drawing no. 14:1969:107M. The spaces shall be thereafter be made available for use by the general public.

22/00629/OUT

15. remove reference to and within Broadwood Lane at the junction with Gunville Road to extend the parking restrictions on the southern side of the

road to increase entry capacity, which has been incorporated into the conditions within the full application.

As per report (Items 3 and 4)

16. **Members' Question Time**

Councillor Critchison asked a for an update on the peer review and was advised by the Chairman that a number of groups had met, and actions identified by the peer review had been undertaken and completed in advance of the steering group being established.

A number of questions were raised regarding the number of different groups meeting to discuss the same issue, it was recognised that Planning Services had a limited amount of staff resource to support these groups.

CHAIRMAN