



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 16 APRIL 2019 COMMENCING AT 4.00PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Chris Quirk (Chairman), Reg Barry, Michael Beston, Geoff Brodie, George Cameron, Vanessa Churchman, Steve Hastings, John Howe, Matthew Price, Brian Tyndall, Ian Ward
Officers Present	Ben Gard, Maisy Green, Samantha Rogers, Sarah Wilkinson, Stuart Van-Cuylenburg
Apologies	Julie Jones-Evans

1. [Minutes](#)

RESOLVED:

THAT the Minutes of the meeting held on 5 March 2019 be confirmed.

2. **Declarations of Interest**

There were no declarations received at this stage.

3. [Public Question Time](#)

There were no public questions.

4. **Report of the Director of Regeneration**

a) [Planning Applications and Related Matters](#)

Consideration was given to items 1 of the report of the Director of Regeneration.

RESOLVED:

THAT the applications be determined as detailed below:

The reasons for the resolutions made in accordance with Officer recommendation were given in the Planning report. Where resolutions are made contrary to Officer recommendation the reasons for doing so are contained in the minutes.

Application:

P/00909/18

Details:

Demolition of dwelling; Outline for 6 dwellings, including new access road (revised scheme) (revised plans).

Site Visits:

The site visit was carried out on Friday, 12 April 2019.

Public Participants:

None

Additional Representations:

None

Comment:

The local member raised concerns about the sustainability of the site and the nature of the development. It was highlighted to members that the nearest bus stop and convenience store was a 20-minute walk from the site. The poor drainage and the unacceptable state of the surrounding roads and pavements were discussed with members of the committee.

Members agreed with the local member that the proposed development was not within a sustainable area. It was confirmed that all surrounding roads and street lights were unadopted and it was thought that they were owned by the Ministry of Justice.

Questions were raised in regard to the previous refusal for this application, members struggled to identify what had changed in the last 2 years for officers to recommend approval. The committee requested confirmation from officers in regard to the number of dwellings detailed on the application. It was confirmed by officers that if the application was approved, the developer could not increase the number of dwellings, but they could decrease the number.

Decision:

The Committee had taken into consideration the reasons for the recommendation as set out under the paragraph entitled Justification for Recommendation of the report and

a proposal to refuse the application on the grounds that the site was located outside of, and not immediately adjacent to, the defined settlement boundary, within a less sustainable and accessible location which was likely to encourage private car use and deter travel by more sustainable modes of transport. Therefore, the proposal was considered to be contrary to the aims of policies SP1, SP7 and DM17 of the Island Plan Core Strategy.

In compliance with the council's constitution a named vote was taken.

For (11)

Councillors Reg Barry, Geoff Brodie, Michael Beston, George Cameron, Vanessa Churchman, Steve Hastings, John Howe, Matt Price, Brian Tyndall, Ian Ward, Chris Quirk.

Against (0)

The proposal was carried and the application was refused against officer recommendation.

RESOLVED:

THAT the application be refused.

b) **Appeals End of Year Report – 1 April 2018 to 31 March 2019**

Planning Team Leader advised the committee and apologised for the missing information at the bottom of page C-1. It was advised that the sentence should in fact read; 'In 2018/19, 1170 decisions were issued, 124 of which were refused (10.6%).

Members raised concerns that when considering a planning application, they were also considering the possible outcome of a potential appeal. The officer advised that members should consider any application on its own merit and not let any potential appeal affect their decision.

RESOLVED:

THAT the report be noted.

c) **Planning Enforcement Performance Update**

The chairman suggested to members that it would be useful if Town and Parish Councils could help provide support and information to the Enforcement Team. The team were under resourced and any support would be welcomed. Members were in support of the suggestion but requested that all Town and Parish clerks be formally advised by way of a letter.

RESOLVED:

THAT the report be noted.

5. **Members' Question Time**

Councillor Brodie highlighted issues with the new planning webpage. The Town and Parish search facility were no longer available which was causing both confusion and navigation problems for all users when operating the site.

Officers noted the issues and suggested that they would go back and review the webpage. It was confirmed that the old system had to be replaced as it was no longer supported. If a change had not been made, then all historic data would have been lost. Most other local authorities had already made the change.

CHAIRMAN