



Minutes

Name of meeting	PLANNING COMMITTEE
Date and time	TUESDAY, 28 MAY 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, John Howe, Julie Jones Evans, Clare Mosdell, Matthew Price, Ian Ward
Officers Present	Russell Chick, Ben Gard, Maisy Green, Samantha Rogers, Sarah Wilkinson
Apologies	Cllrs Vanessa Churchman, Brian Tyndall

1. [Minutes](#)

RESOLVED:

THAT the Minutes of the meeting held on 16 April 2019 be confirmed.

2. [Declarations of Interest](#)

Councillor Reg Barry declared a personal interest in item 1.

3. [Public Question Time](#)

There were no public questions.

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

Planning Applications and Related Matters

Consideration was given to items 1 - 2 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.

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 Members when considering the application. A note is made to that effect in the minutes.

Application:

[P/01434/18](#)

Details:

Proposed 1st floor extension to form sun room (re-advertised application) (revised description – boathouse withdrawn from proposed development).

Kingsmere, Lane End Road, Bembridge, Isle of Wight, PO35 5TB

Site Visits:

The site visit was carried out on Friday, 24 May 2019.

Public Participants:

Mr Phil Salmon (Objector)
Bembridge Parish Council
Mr Quintin Pearmine (Applicant)

Additional Representations:

None.

Comment:

Several concerns were put to the Committee on behalf of local objectors. It was thought that the extension would appear dominant within the area and add to the bulk of the existing building. Objectors also raised concerns that the proposed sun room would overlook the local beach huts that lie next to the site boundary.

Bembridge Parish Council advised that they had received over 600 comments regarding the demolition of the café and the proposed sun room. Many of the concerns that had been received were regarding the loss of the café.

The agent confirmed that the application was for a first-floor extension and that it was not usual practise to bring such a small application to committee. For clarification members were advised that the proposed materials would match the existing building.

Officers advised the Committee that the matter of the café did not form part of the application. Members asked for clarification as to whether a condition could be imposed to require the construction and operation of a consented café at the site, prior to the use of the sun lounge. Members were informed that it would be unreasonable to add such a condition to the application regarding the café.

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 in line with the recommendation.

Conditions:

As per report (Item 1)

Application:

[P/01434/18](#)

Details:

Proposed change of use from a dwelling into 6 self-contained living units; alterations to provide 2 parking spaces (revised plan and additional information received).

22 Grange Road, Shanklin, Isle of Wight, PO37 6NN

Site Visits:

The site visit was carried out on Friday, 24 May 2019.

Public Participants:

Councillor Chris Quirk (Local Member)

Additional Representations:

One further third-party representation has been received objecting to the proposal on the grounds of traffic and environmental matters. However, this comment does not provide any detail in relation to those reasons for objection.

Following the publication of the report, an email was received from Tideway Care to provide clarification on the client group for the proposed supported living units. The comment confirms that the intended occupants would be people with learning disabilities and/or autism who require support to live more independently. These people may have been in hospital, a residential placement or a young person leaving school wanting to live away from their family and are ready to develop their skills. Tideway Care as a provider for such supported living, and do not anticipate that the occupants of the units would be a risk to the community and will support this vulnerable group of people with trained staff who will be regularly supervised. There will be vigilance for any issues that may arise for the supported occupants to safeguard them from harm. The building will always be staffed, and support would always be available.

No change to recommendation.

Comment:

The local member raised concerns with the current parking arrangements for the site. It was also suggested that the building does not currently meet the appropriate standards in place for disabled accommodation. The member requested that the restrictions be reviewed, and conditions added.

Members of the committee agreed that there was a desperate need for this type of accommodation. Officers were questioned as to whether the site was classed as within the town centre. It was their understanding that if it was, then the parking restrictions did not apply. Questions were also raised regarding the reason for reference to crime

within the call-in request, as detailed in the report.

Officers advised that officially the site was classed as outside the town centre, for the purposes of the parking guidance. However, it was suggested that these were only guidelines and that there was a bus stop near to the site. Officers recommended additions to the proposed condition 5, to incorporate reference to the need for the operational management plan to include a requirement for consultation with the council's adult social care team.

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 in line with the recommendation, with the recommended changes to condition 5.

Conditions:

As per report (Item 2)

5. **Members' Question Time**

There were no written questions.

Councillor Brodie requested an update on the new planning application section of the Isle of Wight Council website, as issues had been raised at a previous Planning Committee.

Chairman advised that the old system was not to be used in the future, and that the new system was a market leader, used by many other Planning Authorities. Officers confirmed that the new front face of the planning page had been designed, incorporating changes including reduced wording and more clear links. A request and design had been sent to the software development team and Officers were expecting the changes to be made shortly.

CHAIRMAN