



MINUTES OF A PLANNING COMMITTEE MEETING

COASTAL CENTRE

7PM

27 JUNE 2011

MEMBERS PRESENT

Councillors: James Toogood (Chair), Debby Robinson, Jason Mack

ITEM SUBJECT

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Carol Jones.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

PUBLIC FORUM

There were five members of the public present.

- a) John Nash expressed concern about the proposals for the Ventnor Rock which he saw as an attack on the Town's natural heritage and tabled a document on the feature's contribution to the Conservation area.
- b) He pointed out that no Risk Assessment has been carried out and there appear no obvious grounds for the concern about safety identified in the Application. It is also not the case that the outcrop is soft in nature as the Application asserts. He said that there is absolutely no danger of the rock collapsing; the most that could occur would be the occasional shedding of small fragments.
- c) There is also no evidence for the claim in the application that the proposed works would have no impact on the stability of the adjoining land.
- d) He asserted that the alleged risks such as they are can be readily managed and the Rock promoted as a feature of Ventnor telling, as it does, the story of Ventnor and The Undercliff.
- e) Roy Wrigley, a direct neighbour of the Rock and a qualified engineer, stated that the Rock itself is stable and represents no danger to the public. He proposed that a planter be placed under the Rock to catch any falling fragments and have the further advantage of slowing traffic.
- f) Another member of the public asked what evidence had been recorded over the years showing any instability in the Rock.
- g) Tim Slade referred to his email that the Clerk had previously circulated to the Planning Committee members. He argued that in the absence of a proper Risk Assessment it would be irresponsible of the Planning Authority to approve the application.

The meeting began at 7.15pm.

3 MINUTES OF THE LAST MEETING

The Minutes of the meeting of 6 June 2011 were unanimously agreed as a correct record.

4 PLANNING APPLICATIONS

- a) P/00771/11: SEA CLIFF, BELGRAVE ROAD

Councillor Debby Robinson read an extract from a submission by Dennis Russell pointing out that the current narrow footpath under the Rock was seldom used, would not be missed and could be readily fenced off by an ornamental fence.

It was unanimously resolved:

- i) that the Town Council ask that the Planning Authority conduct a formal and thorough

Risk Assessment prior to any decision being made and strongly suggest that fencing or railing be used to prevent access under the Rock as an alternative to the work proposed in the application.

- ii) Ventnor Town Council is supportive of the comments made to this Committee Meeting by members of the public in attendance at it;
 - iii) Ventnor Town Council would welcome the erection of a board recording the considerable contribution the Rock represents in Ventnor's history.
- b) P/00768/11: 4 UNDERCLIFF GARDENS
It was unanimously resolved:
that the Town Council sees no reason to object to this application but believes that attention to detail is particularly important when cladding is proposed.
- c) P/00751/11: MYRTLE VILLA, TULSE HILL
It was unanimously resolved:
that the Town Council supports this application.
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5 MILL BAY

Councillor Debby Robinson expressed concern that Ventnor Town Council did not receive an invitation to comment on the application considered at the Planning Committee of 25 March 2011.

The Meeting closed at 7.55pm.

SIGNED BY THE CHAIR	DATE
