



# MINUTES OF A PLANNING COMMITTEE MEETING

COASTAL CENTRE

6PM

26 JUNE 2012

## MEMBERS PRESENT

Councillors: Chair - Jim Toogood, Carol Jones & Debby Robinson

ITEM	SUBJECT
1	<b>APOLOGIES FOR ABSENCE</b> Apologies for absence were received from Councillor Mark Robertson-Walker
2	<b>DECLARATIONS OF INTEREST</b> Debby Robinson declared an interest in Item d) 4, Southgrove Terrace
3	<b>PUBLIC FORUM</b> There were no members of the public present.
4	<b>MINUTES OF THE LAST MEETING</b> The Minutes of the meeting of 31 May 2012 were unanimously agreed by those who were present at the meeting as a correct record.
5	<b>PLANNING APPLICATIONS</b> <ul style="list-style-type: none"><li>a) P/00645/12: 59 ALBERT STREET <b>It was unanimously resolved:</b> that Ventnor Town Council strongly supports this application.  The balcony will act as a bridge over an existing passageway, improving access between the house and garden, allowing the occupants greater enjoyment of their garden.  This application appears to comply with the Island Core Strategy DM2 Design and Quality of New Development.</li><li>b) P/00858/12: THE ROOST, STEEPHILL ROAD <b>It was unanimously resolved:</b> that Ventnor Town Council strongly supports this application and appreciates the architect's inclusion of an outline of the previous buildings' elevation. The cupola breaks the mass of the roof and adds character to the building.  This development appears to comply with the Island Core Strategy for DM1 (Sustainable Build Criteria for New Development); DM2 (Design and Quality of New Development); DM3 (Balanced Mix of Housing).</li><li>c) P/00805/12: KINGSEAT, ST. BONIFACE ROAD <b>It was unanimously resolved:</b> that Ventnor Town Council strongly supports this application.  The existing window opening to the bedroom of flat no. 2 will be enlarged to accommodate French doors and it is strongly recommended that any existing materials are carefully removed and re-used where possible during the re-build.  The balcony is a general improvement to the property and appears to comply with Island Core Strategy DM2 Design and Quality of New Development.</li></ul>

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- d) P/00793/12: 4 SOUTHGROVE TERRACE

**It was unanimously resolved:**

that Ventnor Town Council strongly supports this application.

The new extension will be constructed on the existing foundations, using as much of the original materials as possible, with the only adjustment being an additional doorway. This application appears to comply with Island Core Strategy Policy DM2, Design and Quality of New Development.

- e) P/00801/12: 58 SPRING HILL

**It was unanimously resolved:**

that Ventnor Town Council strongly supports this application.

The proposal will have little or no effect on the Conservation Area as it is to be located at the rear of the property, out of public view.

There is an existing conservatory on the rear of the property which is to be demolished and would generally improve the lines of the existing building, creating a more useable turning area at the rear of the property for the applicant's vehicles.

This application has been designed taking into account Planning Policy Statement 5 (Planning for Historical Environment) and as set out in the Island Core Strategy DM2 (Design and Quality of New Development).

- f) P/00778/12: FLAT 4, 2 ALEXANDRA GARDENS

**It was unanimously resolved:**

that Ventnor Town Council strongly oppose this application.

Contrary to comments made in the Design Statement and the misleading elevation drawing number 02, it is obvious that the balcony will significantly overlook No. 1 Alexandra Gardens', first floor bay windows. This application appears not to comply with the Island Core Strategy DM2 Design and Quality of New Development.

- g) P/00698/12: REW FARM

**It was unanimously resolved:**

that Ventnor Town Council supports this application.

A Bat Report was undertaken on 24 August 2010, showing no evidence of bats. A new report should now be provided.

A clause should be included stating that the holiday units are completed before the domestic properties are occupied and that each separate site remains under one ownership.

The holiday units should be used for holiday accommodation only and not year-round lets.

This application appears to comply with SP2 Housing Providing 8,280 Dwellings in the Island Core Strategy in 2011-2027 and SP4 Providing High Quality Tourism.

In addition, the proposal also meets Planning Policy DM2, (Design and Quality of New Development); DM8 (Economic Development); DM12 (Historic and Environment); DM13 (Landscape, Seascape, Biodiversity and Geo-diversity).

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**PUBLIC FORUM**

There were no members of the public present.

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The Meeting closed at 7.15pm.

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SIGNED BY THE CHAIR:	DATE:
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