



# MINUTES OF A PLANNING COMMITTEE MEETING

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COASTAL CENTRE

6PM

2 APRIL 2013

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## MEMBERS PRESENT

Councillors: Jim Toogood (Chair) & Jason Mack

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ITEM	SUBJECT
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1	<b>APOLOGIES FOR ABSENCE</b>
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Apologies for absence were received from Carol Jones & Debby Robinson

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2	<b>DECLARATIONS OF INTEREST</b>
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There were no declarations of interest received.

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3	<b>PUBLIC FORUM</b>
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There were no members of the public present. The meeting started at 6pm

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4	<b>MINUTES OF THE LAST MEETING</b>
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The Minutes of the meeting of 14 March 2013 were unanimously agreed by those who were present at the meeting as a correct record.

5	<b>PLANNING APPLICATIONS</b>
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- a) P/00323/13: SOUTHERN VECTIS, 22 PIER STREET

**It was unanimously resolved:**

that Ventnor Town Council sees no reason to oppose this application.

- b) P/00324/13: THE COACH HOUSE, BONCHURCH MANOR, BONCHURCH SHUTE

**It was unanimously resolved:**

that Ventnor Town Council sees no reason to oppose this application. It is felt that the front elevation will benefit from a reduction in area of glass usage and the incorporation of a balcony.

- c) P/00318/13: PART OF FORMER VENTNOR BREWERY, 119 HIGH STREET

**It was unanimously resolved:**

that Ventnor Town Council supports this application. However, it is felt that a clause should be included in the planning approval for this development whereby if the houses are completed first, conversion of the old Brewery is accomplished within 2 years of completion of the houses. This application appears to comply with Island Core Strategy Policy DM8.

- d) P/00288/13: 119 HIGH STREET

**It was unanimously resolved:**

that Ventnor Town Council supports this application. The Committee originally had strong views regarding the design aspect of this application, however upon reading the report from the Planning Officer and taking into consideration the development of the Brewery site it is felt that the comments of the Compliance Team Leader should be supported.

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- e) P/00255 & 256/13: LAKE HOTEL, SHORE ROAD, BONCHURCH

**It was unanimously resolved:**

that Ventnor Town Council strongly supports this application. It is felt that over the years the character of the building has been enhanced by the personal energies of the long-time owners. Previously the client had permission to remove all of the 1970's extensions, which although well maintained, were a negative contribution to the overall delight of a listed building. This application appears to fall in line with Island Core Strategy Policy DM2.

- f) P/00263/13: BT CABINET, CHURCH STREET

**It was unanimously resolved:**

that Ventnor Town Council sees no reason to oppose this application.

- g) P/00277/13: BRITANNIAS, BATH ROAD

**It was unanimously resolved:**

that Ventnor Town Council supports this application. The proposed building is smaller in footprint (4 x 3.5m) than the structure approved under reference TCP/7199/E in December 1998. The new application indicates that the previously approved design will be repeated to a large extent. However, the current proposal will have the benefit of a slate pitched roof and vertical timber boarding comprising oiled cedarwood. The mass of the building has been reduced following pre-submission negotiations by changes in the roof profile. It is felt that a condition should be included in the planning approval for an Engineer's stability report on the proposed site as this is intended for public use. The application appears to comply with Island Core Strategy Policies DM2, DM3, SP3 & SP4.

- h) P/00270/13: THE ROOST, STEEPHILL ROAD

**It was unanimously resolved:**

that Ventnor Town Council strongly supports this application. It is felt that the issues contained within the refusal dated 7/8/12 (P/00858/12 – TCP/07451/K) ie the overlooking on the east elevation has been addressed by the new design. The issue of the stability to the ground has been acknowledged in Michael Long's report, Page 6 of 6, 7.2. We feel that the west elevation has been designed to fit the excavated area of the existing site and should not be considered as a mass. This application appears to comply with Island Core Strategy Policy DM2.

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**PUBLIC FORUM**

There were no members of the public present.

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The Meeting closed at 7:05pm

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SIGNED BY THE CHAIR:	DATE:
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