



MINUTES OF A PLANNING COMMITTEE MEETING

COASTAL CENTRE

6PM

19 NOVEMBER 2012

MEMBERS PRESENT

Councillors: Jim Toogood (Chair), Jason Mack & Carol Jones.

ITEM	SUBJECT
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1	APOLOGIES FOR ABSENCE
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Apologies for absence were received from Councillors Debby Robinson & Mark Robertson-Walker.

2	DECLARATIONS OF INTEREST
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There were no declarations of interest received.

3	PUBLIC FORUM
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There were no members of the public present.

4	MINUTES OF THE LAST MEETING
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The Minutes of the meeting of 5 November 2012 were unanimously agreed by those who were present at the meeting as a correct record.

5	PLANNING APPLICATIONS
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a) P/01477/12: 13 GILLS CLIFF ROAD

It was unanimously resolved:

that Ventnor Town Council strongly oppose this application. The character and appearance of the property and the street scene by virtue of its design, height and materials and the living conditions of the occupiers of the adjoining properties in terms of overlooking, loss of privacy and visual amenity constitutes over-development.

The development would result in a significant increase (ie., 2.5m) in the height of the ridge to the neighbouring dwellings when viewed from the road.

In the Design & Access Statement, the report refers on several occasions to the fact that the access to the site is not perfect; however, it then states that this is the same for other buildings in Ventnor, but these buildings are older properties and this is not comparing like-for-like.

Additional traffic is mentioned, but no mention of the existing traffic to No. 11, which is at the back of the proposed site.

The incline of the access road to the main highway is 1:6.

Photos within the Design and Access Statement were clearly taken earlier in the year when the shrubs were trimmed. Up-to-date photos show visibility is poor for traffic coming up Gills Cliff Rd. It is also mentioned that it would be unlikely the neighbour would increase the height of the landscaping or erect a fence or garden wall. This cannot be guaranteed.

The application appears not to comply with DM2, *Design Quality of New Development* and DM3 *Balanced Mix of Housing* as 14% of Ventnor's housing stock is actually flats, the highest percentage of flats of any town on the Isle of Wight.

The application also does not comply with DM5 *Housing for Old People*, DM9 *Town Centre*, and DM11 *Historic and Built Environment*.

- b) P/01574/12: LAND ADJACENT 2 PELHAM ROAD

It was unanimously resolved:

that Ventnor Town Council strongly supports this application. The applicant should be congratulated on the high quality of construction and use of good quality materials as per Island Core Strategy Policy DM2 *Design Quality for New Development*.

- c) P/01600/12: "BONIEGA", HUNTS ROAD, ST LAWRENCE

It was unanimously resolved:

that Ventnor Town Council strongly supports this application.

- d) P/01379 & 80/12: SPAR CONVENIENCE STORE, VICTORIA STREET

It was unanimously resolved:

that Ventnor Town Council supports this application.

- e) P/001630/12: LAND ADJACENT 5 INGLEWOOD PARK, ST LAWRENCE

It was unanimously resolved:

that Ventnor Town Council strongly supports this application. The Council understands that historically the entire original site included permission for 3 dwellings. It is also noted that in a recent application (P/10317/12) approval was given for a detached garage and workshop, which now provides access to this site. The newly proposed design is acceptable, providing the garage and workshop is for sole use of the proposed property. The applicant should be congratulated on taking the initiative to create a passive eco-house, using sustainable materials. This application meets Island Core Strategy Policies SP1 *Spatial Strategy*, SP3 *Economy*, SP5 *Environment*, DM1 *Sustainable Build Criteria for New Development*, DM2 *Design Quality for New Development*, DM3 *Balanced Mix of Housing* and DM8 *Economic Development*. The issues of DM14 *Light Spillage* have been addressed by the 1.5m overhang on the roof and the tinted glazing on the windows.

- f) P/01511/12: 50 TRINITY ROAD

It was unanimously resolved:

that Ventnor Town Council strongly supports this application. The bay to the front elevation is of good design and will greatly enhance the appearance of the property and street scene. However, it is felt that the hardwood windows should be finished in white in accordance with neighbouring properties.

PUBLIC FORUM

There were no members of the public present.

The Meeting closed at 7.10pm

SIGNED BY THE CHAIR:	DATE:
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