



MINUTES OF A PLANNING COMMITTEE MEETING

SALISBURY GARDENS

5PM

17 FEBRUARY 2016

MEMBERS PRESENT

Councillors: Jim Toogood (Chair), Tony Marvin, Brian Lucas & Ed Gouge

ITEM	SUBJECT
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1) APOLOGIES FOR ABSENCE

There were no Apologies for Absence received as all Members were present.

2) DECLARATIONS OF INTEREST

There were no Declarations of Interest received.

3) PUBLIC FORUM

There were 18 members of the public present.

The meeting started at 5:04pm

P/00038 & 39/16: WESTFIELD HOLIDAY CENTRE, SHORE ROAD

General comments from the public related to:-

- concerns that the application for demolition/replacement of 6 chalets is just the beginning and that the whole plot will be sold and re-let
 - 52 weeks per year occupancy would create extra residents and in turn, additional traffic.
 - additional traffic is a major concern – particularly in and out of the site and the approach road as the area is so narrow, with tight bends and poor visibility.
 - in one area in particular, there is no footpath, near the Lake Hotel; this is already a concern; additional traffic to and from the site would make this area very dangerous for pedestrians and vehicles.
 - the 15 mph speed limit already set for the area is rarely adhered to.
 - Councillor Brian Lucas pointed out that there have been no accidents/injuries to the public reported, but that is notwithstanding damage to vehicles.
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4) MINUTES OF THE LAST MEETING

The Minutes of the Meeting of 27 January 2016 were unanimously agreed as a correct record by those who were present at the meeting.

5) PLANNING APPLICATIONS

- a) P/00111/16: FARLEIGHS STORES, 158 HIGH STREET

It was unanimously resolved:

that Ventnor Town Council supports this application. The shutters are of an acceptable colour and will only be down for limited hours overnight. The viability of the business depends on this development given the recent break-in that has happened.

- b) P/00043/16: LAND ADJACENT TO 1 SUSSEX VILLAS, TULSE HILL

It was unanimously resolved:

that Ventnor Town Council strongly supports this application. The applicant has accommodated the concerns of neighbours and dealt with any remaining problems from the previous application.

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- c) P/00035/15: GAIETY AMUSEMENTS, ESPLANADE

It was unanimously resolved:

that Ventnor Town Council supports this application. The Committee is impressed by the design, but there should be a condition that the storage units should be tied to ownership of the flats and used only as storage and not residential accommodation.

- d) P/00039/16: WESTFIELD HOLIDAY CENTRE, SHORE ROAD

It was unanimously resolved:

that Ventnor Town Council strongly oppose this application. Whilst welcoming the improvements that have been made to the Holiday Centre, the Committee is opposed to the loss of tourist accommodation.

Policy SP4 states quite clearly that tourist accommodation can only be allowed to change to other uses if it has been demonstrated that the use is no longer viable. The existing holiday accommodation is in use and no evidence provided that it is not viable. SP4 also encourages a mix of accommodation and not just high quality accommodation and the existing mix on the site provides that. No evidence is provided in the application to back up the statement that lending is not available for tourism development.

The additional occupancy from all-year residents would put additional traffic on a narrow and potentially dangerous approach road for which no mitigation solution is proposed or approved. Island Roads' assessment of traffic conditions on Shore Road is at variance with the experience of residents who daily use the road. This road already presents a danger to existing residents due to its narrowness, having four blind bends and a section without a footpath and a very narrow footpath along the rest of the road.

- P/00038/16: WESTFIELD HOLIDAY CENTRE, SHORE ROAD

It was unanimously resolved:

that Ventnor Town Council strongly opposes this application for the following reasons:

- i) The four proposed chalets on the brow of the slope near the cliff edge would be visually intrusive and out-of-keeping with the semi-rural nature of the site.
- ii) The very basic shape of the proposed chalets in this very prominent position fails to meet acceptable design standards and the wooden materials used are not appropriate in this open setting.
- iii) The engineer's report on ground stability for the four chalets on the cliff edge is a "walk through" report, without thorough ground investigation.
- iv) Loss, by felling, of existing tree screening between the two new chalet and the properties Ammersee and Edge would result in a loss of privacy to occupants of those properties.
- v) Additional holiday accommodation would result in extra traffic on a narrow and potentially dangerous approach road for which no mitigation solution is proposed or approved.
- vi) The six "replacement" chalets on the northern boundary are not straight replacements because they are larger and higher than the originals and they are currently partly constructed in advance of any planning approval which may be given.

The Town Council is also concerned that work has begun on two units without planning permission.

The Westfield site is characterised by existing chalets discreetly placed in a tree-lined bank or in a valley area next to the site road. The whole appearance of the site is of a large open space sloping upwards to the cliff edge with unbroken views of the sea. This aspect is a valuable tourist attraction and an amenity to surrounding residents and the properties terraced above the site. The two proposed chalets set in the grass slope next to the road continue this pattern of sensitively locating new chalets. Condition T3 should apply to these. The proposed car parking is discreetly placed by setting it into the slope.

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- e) P/00056/16: 37 & 37A HIGH STREET

It was unanimously resolved:

that Ventnor Town Council supports this application. The shutters are of an acceptable colour and will only be down for limited hours overnight. The viability of the business depends on this development given the recent two break-ins that have happened. Although the shop is in a Conservation Area, the shopfront is not of any character and would not be adversely affected by a shutter of this kind.

- f) P/01492/15: 15 ALPINE ROAD

It was unanimously resolved:

that Ventnor Town Council continues to see no reason to oppose this application as per the Planning Committee Minutes of 27 January 2016.

PUBLIC FORUM

There were no members of the public present

The Meeting closed at 6.30pm

SIGNED BY THE CHAIR:

DATE:
