



MINUTES OF A PLANNING COMMITTEE MEETING

SALISBURY GARDENS

5PM

11 MAY 2016

PRESENT

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

ITEM SUBJECT

1) APOLOGIES FOR ABSENCE

Apologies for Absence were received from Councillor Brian Lucas.

2) DECLARATIONS OF INTEREST

There were no Declarations of Interest received.

3) PUBLIC FORUM

There were no members of the public present.

The meeting started at 5:00pm

4) MINUTES OF THE LAST MEETING

The Minutes of the Meeting of 20 April 2016 were unanimously agreed as a correct record by those who were present at the meeting.

5) PLANNING APPLICATIONS

a) P/00434/16: WOLVERTON MANOR, WOLVERTON ROAD

It was unanimously resolved:

that Ventnor Town Council strongly supports this application. The proposed changes to the interior of the building are to a high quality and will help to restore features. The changes to the windows are also an improvement.

b) P/00433/16: WOLVERTON MANOR, WOLVERTON ROAD

It was unanimously resolved:

that Ventnor Town Council strongly supports this application. The proposed changes to the interior of the building are to a high quality and will help to restore features. The changes to the windows are also an improvement.

c) P/00550/16: ST ANNE'S, GROVE ROAD

It was unanimously resolved:

that Ventnor Town Council supports this application. The proposed alterations make improvements to the use of the building and are sensitive to its internal features.

d) P/00425/16: THE ISLAND FREE SCHOOL, LEESON ROAD

It was unanimously resolved:

that Ventnor Town Council supports this application. The development meets a need for temporary classrooms but the access to the site is problematic because it is on a sharp bend and traffic does not always slow down. A condition should specify the access to be for emergency vehicles, disabled access and essential loading and unloading only. All other school access should be to the neighbouring site and staff and students can cross via the underpass.

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- e) P/00464/16: DOLPHINS, SHORE ROAD

It was unanimously resolved:

that Ventnor Town Council supports this application. The proposed extension uses natural materials and the design matches the existing building well.

- f) P/00431/16: HIGHLANDS, BELLE VUE ROAD

It was unanimously resolved:

that Ventnor Town Council sees no reason to oppose this application. Although a modern building – different from the Victorian buildings in the street – the development will make no significant difference to the existing street scene.

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

It was unanimously resolved:

that Ventnor Town Council upholds its previous comments made at the Planning Committee Meeting of 17 February 2016:-

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.

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

It was unanimously resolved:

that Ventnor Town Council strongly opposes this application. These are minor alterations to an application which the Committee has previously strongly opposed, as per comments listed below.

It is also apparent to the Committee that there is an insufficient turning circle for a fire appliance and that the development does not meet the requirement for the furthest point of a building to be no more than 45m from where the fire appliance sits.

The Committee is also concerned that the development is continuing without permission.

Minute from Ventnor Town Council Planning Committee of 17 February 2016:-

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.

- i) P/00406/16: 151 HIGH STREET

It was unanimously resolved:

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

- j) P/00405/16: SECTION OF HIGHWAY EAST OF UNDERCLIFF GARDENS NURSERY, UNDERCLIFF DRIVE

It was unanimously resolved:

that Ventnor Town Council strongly supports this application. This is a long-awaited development which will provide access for existing dwellings as well as for cyclists, pedestrians and horse riders.

PUBLIC FORUM

There were no members of the public present.

The Meeting closed at 6.10pm

SIGNED BY THE CHAIR:

DATE:
