



MINUTES OF A PLANNING COMMITTEE MEETING

SALISBURY GARDENS

4:30PM

31 JULY 2017

PRESENT

Councillors: Jim Toogood (Chair), Tony Marvin & Stephen Cockett.

ITEM SUBJECT

1) APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Brian Lucas.

2) DECLARATIONS OF INTEREST

There were three Declarations of Interest received: two from Councillor Jim Toogood, namely item b) Westhill, Belgrave Road and item d) Wellington Hotel, Belgrave Road; and one from Councillor Tony Marvin for item a) Highlands, Bellevue Road.

3) PUBLIC FORUM

There was one member of the public present.

Neil Geddes attended to make comment about 8 Newport Road, namely the issues of land stability and overlooking from the proposed decked area.

4) MINUTES OF THE LAST MEETING

The Minutes of the Meeting of 12 July 2017 were unanimously agreed as a correct record by those who were present at the meeting.

5) PLANNING APPLICATIONS

a) P/00858/17: HIGHLANDS, BELLEVUE ROAD

It was unanimously resolved:

that Ventrnor Town Council opposes this application, firstly, from the design aspect the curved roof should be continued over the new extension, bringing it in line with the already-existing curved roof attached to the main dwelling. Secondly, the Committee is concerned that there should be no further change of use to a dwelling at a future date.

b) P/00806/17: WESTHILL, BELGRAVE ROAD

It was unanimously resolved:

that Ventrnor Town Council supports this application. It is felt that the improved safety offered by the new external steel staircase is a good improvement, as is the re-arranging of the internal layout.

c) P/00622/17: 8 NEWPORT ROAD

It was unanimously resolved:

that Ventrnor Town Council oppose this application. Upon further investigation of this proposal versus previous plans for this application, it has been noticed that the decking has not been mentioned beforehand on the first application. Following a site visit, it is apparent that the height of the proposed decking will cause the issue of overlooking.

d) P/00834/17: WELLINGTON HOTEL, BELGRAVE ROAD

It was unanimously resolved:

that Ventrnor Town Council sees no reason to oppose this application, however the following concerns need to be addressed, namely:- adequate provision should be made within the 8 existing car parking spaces for a permanent drop-off and pick-up space for vehicles; and the proposed provision for bins within the existing hotel bin area is totally inadequate, bearing in mind the number of units proposed in this application. Finally,

a condition should be made to ensure that these properties remain as holiday lets and not allowed to become permanent dwellings.

e) P/00819/17: LONGWOOD EDGE, BONCHURCH SHUTE

It was unanimously resolved:

that Ventnor Town Council opposes this application. Whilst the application proposes a house smaller in scale and massing to the previous application, it does not address sufficient of the previous reasons for refuse now to warrant approval.

- The Heritage Statement repeatedly emphasises the status of the site as being in a Conservation Area and the need to account for the close proximity of a listed Victorian dwelling. This in itself does not preclude the building of a contemporary house but it must be designed to harmonise and not compete with the existing neighbouring buildings. The application shows a building which is box-like and commercial in appearance rather than residential. As such, it fails to meet the requirement of DM2 design.
- Clause 3.4 of the Heritage Statement claims that no building line has been established by existing neighbouring buildings. This is incorrect and the proposed building is set unacceptably forward of that line.
- Virtually all of the surrounding dwellings have been subject to significant land movement, including the total collapse of a house on the site opposite. Locally, it is considered that this site will also be affected by ground movements. Were the plans to include a north/south cross-section through the building it would indicate the need for a considerable earth retaining structure at the rear of the house. A detailed report confirming the structural viability of the site is needed before any other aspect of this application should be considered.

f) P/00612/17: 2 DOWNSIDE

It was unanimously resolved:

that Ventnor Town Council supports this application, as the previous comments made have been addressed.

6) PREVIOUS PLANNING APPLICATIONS: DECISIONS

There were no previous Planning Applications to be discussed.

PUBLIC FORUM

There was one member of the public present.

The Meeting closed at 6:30pm

SIGNED BY THE CHAIR:

DATE: