



# MINUTES OF A PLANNING COMMITTEE MEETING

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**SALISBURY GARDENS**

**4:30PM**

**23 AUGUST 2017**

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## PRESENT

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

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## ITEM SUBJECT

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### 1) APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brian Lucas & Stephen Cockett.

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### 2) DECLARATIONS OF INTEREST

There no Declarations of Interest received

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### 3) PUBLIC FORUM

There were 15 members of the public present.

Resident John Stoddart of 40d Madeira Road represented the residents of Madeira Road. Concerns were raised regarding:-

- Original application was for 3 x 3-bed semi-detached houses, however the drawings show 4 bedrooms.
  - Load calculations on the land/instability/overload on the land.
  - Original drawings are felt to be misleading, showing a much smaller development than is intended to be constructed.
  - No new Land Stability Report has been submitted. The most recent report was in 1982.
  - Two thousand five hundred plus tonnes of earth/material is to be excavated from the proposed site and reinstated, raising concerns about the stability of existing properties retaining walls and the road itself.
  - Island Roads report states that 6 on-street parking spaces will be lost to this development. Currently, only 15 spaces (including 2 Disabled spaces) are available for approximately 25 households in the immediate vicinity. Therefore, a maximum of 9 spaces will remain for all other residents.
  - Proposal is felt to be an over-development of the area and be out-of-keeping with the surrounding properties.
  - Development will be situated in a Conservation Area. Concerns were raised as to the size and scale of the development in this regard.
  - Resident at No: 46 raised concerns regarding boundary lines and the fact that the proposed development is planned right up to their boundary. Concerns were raised regarding how the foundations will be laid and how/where scaffolding erected.
  - No consideration has been given to the protection of wildlife.
  - Removal of trees and their roots, would potentially provide further instability of the land on this site.
  - Proposal is stated as providing “family homes”; however, it is felt that this is not the case.
  - It is felt that the development will provide holiday-lets as opposed to affordable family homes.
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#### 4) PLANNING APPLICATIONS

- a) P/00663/17: LAND BETWEEN 46 & 52 MADEIRA ROAD

**It was unanimously resolved:**

that Ventnor Town Council opposes this application. The application forms are related to three bedroom properties whereas the drawings indicated four bedroom properties. This has to be clarified before any definitive decision can be taken.

It is surprising that a Ground Stability Report has not yet been submitted on such a difficult site. A satisfactory report must be submitted and approved before a decision is made.

The Committee feels that this proposal for three dwellings is over-development. On the northern elevation, the height of the proposed development is now significantly greater than that of the buildings to the west. The introduction of car parking spaces and vegetation at the front of the houses introduces a suburban nature, out-of-keeping with the overall character of the rest of Madeira Road.

The height of the south elevation is larger than the existing permission and has an array of balconies which are out of character with the rear of the other buildings along Madeira Road and would be visible from coastal paths.

The Ecology Report refers to an appendix which would deal with mitigating measures to secure the habitat of badgers. This appendix has not been included within the application and consequently it is not possible to consider whether these measures would be satisfactory.

Madeira Road is a very difficult road for large vehicles. If permission is given it is essential that a condition is added to control the construction stage in relation to the size of lorries and controls put in place that prevent these lorries from mounting the public footpath.

- b) P/00950/17: 13 ST CATHERINE'S PLACE

**It was unanimously resolved:**

that Ventnor Town Council supports this application. The Town Council upholds its views of its 23 June 2017 Planning Committee Meeting and notes the change to the proposal.

- c) P/00933/17: UNDER ROCK, SHORE ROAD, BONCHURCH

**It was unanimously resolved:**

that Ventnor Town Council strongly supports this application. The changes to the main building and the new orangery are well designed and restore some of the original features and materials.

- d) P/00930/17: 45 ALEXANDRA GARDENS

**It was unanimously resolved:**

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

- e) P/00924/17: REW FARM, REW LANE

**It was unanimously resolved:**

that Ventnor Town Council supports this application. The proposed building is well designed and tidies up this site and will help to expand a successful business. However, there needs to be a condition to ensure that the new building is not, in the future, sold separately as a residential property but remains part of the business.

- f) P/00913/17: INGLEWOOD, OLD PARK ROAD

**It was unanimously resolved:**

that Ventnor Town Council sees no reason to oppose this application. The proposal is well designed and does not affect the street scene.

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- g) P/00932/17: UNDER ROCK, SHORE ROAD, BONCHURCH

**It was unanimously resolved:**

that Ventnor Town Council strongly supports this application. The changes to the main building and the new orangery are well designed and restore some of the original features and materials.

- h) P/00866/17: 4 ST CATHERINE'S VIEW

**It was unanimously resolved:**

that Ventnor Town Council sees no reason to oppose this application. The replacement windows maintain the existing character of the building.

- i) P/00819/17: LONGWOOD EDGE, BONCHURCH SHUTE

**It was unanimously resolved:**

that Ventnor Town Council opposes this application and upholds the comments made at its Planning Committee of 31 July 2017.

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**5) PREVIOUS PLANNING APPLICATIONS: DECISIONS**

There were no previous Planning Applications to be discussed.

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**6) a) 4 PIER STREET**

This case has been taken over by Lee Byrne, Principal Conservation Officer at the Isle of Wight Council. Ventnor Town Council Planning Committee await further updates.

- b) TOWN & COUNTRY PLANNING ACT 1990 SECTION 215 (RE: OLD BUS STATION)

Ventnor Town Council Planning Committee will make an approach to the Isle of Wight Council's Chief Planning Officer to discuss this further.

- c) LA VANESS, VENTNOR ESPLANADE

Ventnor Town Council Planning Committee will consider this case in due course.

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**PUBLIC FORUM**

There were no members of the public present.

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The Meeting closed at 6:50pm

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SIGNED BY THE CHAIR:

DATE:

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