



MINUTES OF A PLANNING COMMITTEE MEETING

SALISBURY GARDENS

4:30PM

5 DECEMBER 2017

PRESENT

Councillors: Jim Toogood (Chair), Tony Marvin, Brian Lucas and Stephen Cockett

ITEM SUBJECT

1) APOLOGIES FOR ABSENCE

Apologies for Absence were received from Councillor Ed Gouge.

2) DECLARATIONS OF INTEREST

Councillor Stephen Cockett declared an interest in item a) Gadshill, Undercliff Drive.

3) PUBLIC FORUM

There were 5 members of the public present relating to the planning application for Land between 46 & 52 Madeira Road. Issues of parking spaces and parking guidelines were discussed.

4) PLANNING APPLICATIONS

a) P/01400/17: GADSHILL, UNDERCLIFF DRIVE

It was unanimously resolved:

that Ventnor Town Council supports this application and notes that the changes made are in accordance with the style of the building.

b) P/01399/17: FOLLY COTTAGE, BATH ROAD

It was unanimously resolved:

that Ventnor Town Council supports this application. It is a secluded site and therefore not harmful to the area.

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

It was unanimously resolved:

that Ventnor Town Council opposes this application. It is felt that the concerns raised at the Town Council's Planning Committee Meeting of 23 August 2017 have not been addressed and therefore the Committee upholds the comments made at that meeting, namely:-

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.

In addition, it is also requested that Island Roads should consider the parking arrangements whereby if parking is changed to the opposite side of the road, it would not result in any loss of street spaces.

d) P/01325/17: 7 LEESON ROAD

It was unanimously resolved:

that Ventnor Town Council sees no reason to change their original views of the meeting of 22 June 2016, however the issue of the loss of privacy at No: 5 should be taken into consideration.

5) PREVIOUS PLANNING APPLICATIONS: DECISIONS

There were no previous Planning Applications to be discussed.

PUBLIC FORUM

There were no members of the public present.

The Meeting closed at 5:30pm

SIGNED BY THE CHAIR:

DATE:
