



MINUTES OF A PLANNING COMMITTEE MEETING

VIRTUAL MEETING

4:30PM

26 MAY 2020

PRESENT

Councillors: Brian Lucas (Chair), James Toogood, Ian Bond, Colm Watling and Stephen Cockett.

ITEM SUBJECT

1) APOLOGIES FOR ABSENCE

There were no Apologies for Absence received.

2) DECLARATIONS OF INTEREST

Declarations of Interest were received from Councillor Jim & Toogood for Item b) La Veness and Councillor Stephen Cockett for Item a) Laconia.

3) PUBLIC FORUM

Councillor Jim Toogood was not present in the meeting during the Public Forum.

Written comments were received by email prior to the meeting, from: Maggie & Tony Ridley; Jeane & Tony Minx; Steph Toogood; Caroline & David Brown; Jo Ridley; Richard & Delia Studt; Tony Groves; Chris Bonney; Gillian Jenner.

Comments were raised in respect of:

- Ground stability
- The excessive height and mass of the building, in a Conservation Area – considered not in accordance with Conservation Law and detrimental to the surrounding area, out-of-keeping and proportion with other properties along the Esplanade.
- The pressure to create a high-rise seafront that is out of kilter with the conservation area and character of Ventnor must be resisted by planners.
- Immediate proximity of the building to the pavement edge with multiple entrances/exits for vehicles, creating a danger to pedestrians – particularly situated next to cafes and beach shops.
- This development will only increase the amount of vehicle traffic on the Esplanade, with an inevitable detrimental impact on the environment.
- Logistics of materials will be frequent to site, impacting businesses and creating a potential issue to traffic movement/pedestrians along the Esplanade.
- Large equipment, eg., piling rig will have difficulty getting to site.
- Financial impact on businesses whilst this build takes place; in the summer months the pedestrian footprint will be significantly increased.

Report from Dr Malcolm Woodruff states that:-

- stability and ground investigation must be the priority
- the surrounding buildings may be at risk
- the building size-to-site ratio is unacceptable
- the design is unsuitable for the site
- the drawings are incorrect regarding the boundaries and height of the huge rear retaining walls
- recommends refusal on grounds of site instability

4) PLANNING APPLICATIONS

- a) 19/01377/FUL: LA VENESS, ESPLANADE

Councillor Jim Toogood left the meeting and did not speak about or vote on this item:

It was unanimously resolved:

that since the aspect of ground instability and potential damage to surrounding structures has again been highlighted, Ventnor Town Council supports the planning officer's requirement for a full appraisal of the ground engineering needs of the site, before any determination, as per Dr Woodruff's letter of 1st May in which he states: *"My recommendation would be that the vegetation on the site should be cleared and the dangerous parts of the structure removed, under the supervision of a structural engineer, leaving sufficient walls to buttress the neighbouring buildings and retaining walls. The site can then be surveyed, the recommended further borehole investigation can be carried out and the construction of the various retaining walls can be ascertained, together with the ground behind them. Once this information is to hand a scheme more fitting to the constraints of the site can be designed and sufficient information provided to confirm that it can be built safely in a manner that retains stability both to the site and to the neighbouring properties."*

As the question of stability goes to the heart of the scheme and may well determine the form and extent of the development I would not recommend that stability matters are dealt with by condition but should be dealt with before giving approval."

Councillor Jim Toogood returned to the meeting.

- b) 20/00515/HOU: SUNNYHURST BUNGALOW, SOUTHGROVE ROAD

It was unanimously resolved:

that Ventnor Town Council supports this application.

- c) 20/00598/HOU: LACONIA, OLD PARK ROAD, ST LAWRENCE

Councillor Stephen Cockett left the meeting and did not speak about or vote on this item.

It was unanimously resolved:

that Ventnor Town Council supports this application; it is a considerable improvement to the housing stock of the area.

5) PRE-APPLICATION ENQUIRY

7 LEESON ROAD

A full planning application has since been submitted to the Planning Department at the Isle of Wight Council. This will be discussed at Ventnor Town Council's next Planning Committee Meeting.

PUBLIC FORUM

There were no members of the public present.

The Meeting closed at 5:00pm

SIGNED BY THE CHAIR:

DATE:
