



MINUTES OF A PLANNING COMMITTEE MEETING

SALISBURY GARDENS

4:30PM

27 JUNE 2022

PRESENT

Councillors: Phil Warren (Chair), James Toogood, Steph Toogood, John Watkins & Brian Lucas.

ITEM SUBJECT

1) APOLOGIES FOR ABSENCE

There were no Apologies for Absence received.

2) DECLARATIONS OF INTEREST

Councillors James Toogood & Steph Toogood declared an interest in item a) La Veness, Esplanade.

3) PUBLIC FORUM

There were seven members of the public present. Café owners next door to the site raised concerns re ground instability throughout, including the back building. With that particular site being problematic – situated on a watercress-bed - it is not understood why such a large structure is being considered for this delicate site. Other members of the public raised concerns regarding the impact on surrounding properties, the Party Wall Act and the apparent serious lack of any engagement or meaningful information being provided, safety issues regarding access and in particular, pedestrian footfall (especially children) traffic and parking; the affect to local businesses - in particular Lady Scarlett's and Golden Sands - that this work seemingly will take place during the holiday season over a number of years; the size and scale of the proposed building and that it is not in-keeping with neighbouring properties.

4) PLANNING APPLICATIONS

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

It was resolved:

that Ventnor Town Council do not support this application for the following reasons:-

- the proposal being situated within a Conservation Area
- despite a very exhaustive Ground Condition Survey, the safety of the construction has not been met. This Report therefore still shows marked areas of concern.
- access for construction traffic to and from site, via the steep Shore Road is questionable
- this proposal does not contribute to local housing needs
- a recommendation to the Isle of Wight Council that Non-negligent Liability Insurance cover (6.5.1 cover) is taken out to protect surrounding properties and residents, in the event of any damage to neighbouring properties.
- the mass of the proposed structure raises serious concerns, and it is not in-keeping with surrounding properties in the Conservation Area.
- Island Roads require a wider entrance to allow two vehicles to pass each other.
- the timing of construction works ie., that construction can only take place during the summer months - and this will have a significant impact, over several years - on public safety and local businesses, with the potential to harm Ventnor's economic development.

Councillors James Toogood & Steph Toogood did not vote on this item.

5) NEXT PLANNING MEETING

The next Planning Committee Meeting of Ventnor Town Council will be held on Thursday 14th July at 4:30pm at the offices of Ventnor Town Council, Salisbury Gardens, Dudley Road. Members of the public and press are welcome to attend.

The Meeting closed at 5:20pm.

SIGNED BY THE CHAIR:

DATE:
