



MINUTES OF A PLANNING COMMITTEE

THE GREEN ROOM

4:00PM

26 JANUARY 2023

PRESENT

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

ITEM SUBJECT

PUBLIC FORUM

There were six members of the public present and County Councillor Rodney Downer.

- The Chair welcomed County Councillor Downer, thanking him for his work on the application to date and invited comments from members of the public.
- A local resident who is also an Architect opened the session stating that in his professional opinion the applications were of poor quality and cannot and should not be approved, detailing his reasons for that judgement under the three headings of physical environment, traffic and highways and lack of clarity in the application.
- He referred to the objections by the Victorian Society and the Georgian Group about damage to the main building, adding that the number and design of the new buildings do not enhance the main building or reflect its quality. Car parking provision is limited and the many and the provision is less than one parking space per bedroom.
- He noted that the Cabins in the woods could not be accessed by fire engines.
- In relation to *traffic and highways* he said that the transport statement is poor, lacking detail and critical information while including some incorrect claims about the impact on traffic. There are serious concerns about safety, particularly at the local junctions and about congestion. He pointed out the non-compliance with highways details in the Island Plan and stressed the importance of taking full account of Island Roads' objections.
- On lack of clarity there is confusion about the Use Class the application is asking for and need to have. There is no assessment of the impact on environment and no parking plan or assessment of traffic impact or congestion.
- Another resident said that it is not clear how the area could deal with the traffic generation the development would cause and the lower field is absolutely unsuitable for parking adding that the area's roads are not suitable for, nor capable to dealing with, the increased traffic.
- Concern about impact on wildlife of foxes, badgers and squirrels was also expressed.

APOLOGIES FOR ABSENCE

There were no Apologies for Absence received as all Members were present.

DECLARATIONS OF INTEREST

There were no Declarations of Interest.

1) MINUTES OF PREVIOUS MEETING

The Minutes of the Planning Committee meeting of 10 January 2023 - having been previously circulated to Members - were taken as approved.

2) PLANNING APPLICATIONS

- a) 22/02249/FUL: THE EAST DENE CENTRE, BONCHURCH VILLAGE ROAD
 - a) The Chair introduced the item and the Committee's adopted approach for responding to in the form of a Framework document with seven sections.
 - b) Councillor James toogood said that the Island Roads' submission alone will prevent approval of the application with its combination of access issues, insufficient room between cabins and parking spaces and traffic generation.
 - c) Councillor Brian Lucas agreed that the Island Roads' submission should be decisive in preventing approval and the number of cabins will cause the

sterilisation of the whole area.

- d) Councillor Steph Toogood said she was astounded that the applicant had gone for detailed planning approval as the first stage.
- e) The Chair summarised the seven sections of the framework document, noting in particular the material considerations.

It was unanimously resolved:-

that Ventnor Town Council strongly objects to this application and submits the Framework document agreed at this meeting and attached to these Minutes as the statement of its objections to the application.

3) NEXT PLANNING COMMITTEE MEETING

The next Planning Committee Meeting of Ventnor Town Council will be held on Monday 6 February at 4:30pm.

The Meeting closed at 5pm.

SIGNED BY THE CHAIR:

DATE:
