



MINUTES OF A PLANNING COMMITTEE MEETING

SALISBURY GARDENS

4:30PM

6 FEBRUARY 2023

PRESENT

DRAFT

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

ITEM SUBJECT

PUBLIC FORUM

There were three members of the public present.

A resident who introduced himself as an Environmental Consultant with related experience opened saying that the concern was focused on the proposed access road at Homelands, Southgrove Road and shared by owners of all the land around. Another resident and Quantity Surveyor said he had had 12 years involvement with the site. Both asked the Committee to note that the planned access goes outside the gatepost, not staying within as often assumed and therefore runs onto the slope of Grove Road.

They pointed out that the owner has no right to work on the area outside his property and he needs permission to regrade the bank before work starts. There had been a significant landslip at a nearby property that had raised concern about the whole bank. A submission from an expert Engineer refers to fault lines, increasing the concern about safety. The use of the road for construction involving the removal of a significant volume of spoil will require multiple heavy lorry journeys which will lead to excessive loading of unstable land and blocking of the lower Southgrove Road. The lack of a full ground survey was also mentioned.

He finished by drawing the Committee's attention to the fact that two pre-commencement requirements had not been completed and no notification of how the access road will be constructed had been provided.

1) APOLOGIES FOR ABSENCE

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

2) DECLARATIONS OF INTEREST

There were no Declarations of Interest received.

3) MINUTES OF PREVIOUS MEETING

The Minutes of the Planning Committee meeting of 26 January 2023 – having been previously circulated to Members - were taken as approved.

4) PLANNING APPLICATIONS

a) 23/00096/FUL: VENTNOR HOUSE, HAMBROUGH ROAD

It was unanimously resolved:

that Ventnor Town Council strongly supports this application which will significantly improve the appearance of the building and enhance the street scene.

b) 23/00090/HOU: ROCK LEA, UNDERCLIFF DRIVE, ST LAWRENCE

It was unanimously resolved:

that Ventnor Town Council supports the application but recommends an engineer's report before proceeding.

c) 23/00049/HOU: HIGH BANKS, STEEPHILL ROAD

It was unanimously resolved:

that Ventnor Town Council supports this application and welcomes the addition to the town's accommodation.

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- d) 22/02298/HOU: 1 FOXHILLS, WHITWELL ROAD

It was unanimously resolved:

that Ventnor Town Council supports this application.

- e) 22/02226/FUL: HOMELANDS, SOUTHGROVE ROAD

The Chair reminded the Committee that its right to object was limited to the issue of ground stability.

It was unanimously resolved:

that Ventnor Town Council expresses its serious concerns about the land stability in the area that is well known locally of this application and formally asks that detailed professional investigation of the land conditions is undertaken before permission is considered.

The Meeting closed at 5.35pm.

SIGNED BY THE CHAIR:

DATE:
