



MINUTES OF A PLANNING COMMITTEE MEETING

SALISBURY GARDENS

4:30PM

28 FEBRUARY 2023

PRESENT

DRAFT

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

ITEM SUBJECT

PUBLIC FORUM

There was one member of the public present.

A Bonchurch resident who had shared his concerns with Committee members about the proposed development at Dolphins on Shore Road by email summarised them in this Public Forum, setting out his objections under three headings: that the development would impact the character of the Bonchurch Conservation Area, that the ground stability issues had not been sufficiently investigated and the impact on climate change of the significantly increased water demand required by the larger size of the proposed enlarged swimming pool. He added the detail of his objections in each of the three areas.

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 6 February 2023 – having been previously circulated to Members - were taken as approved.

4) PLANNING APPLICATIONS

a) 23/00186/HOU: DOLPHINS, BONCHURCH

The Chair commented that the site had a planning history from 2016 but the Committee would concentrate on the present application before going on to express concerns about the impact of the size of the proposed Pool.

Councillor Brian Lucas welcomed the extension on the Eastern elevation before noting that was more than offset by the negative impact of the one on the western elevation as well, adding that he was also concerned about the damage that would follow from the major grounds works required.

He said the whole thing was inappropriate for a Conservation Area and would inevitably have a negative impact on the area's character.

Councillor John Watkins commented that in the context of global warming the development was unacceptable.

It was unanimously resolved:

that Ventnor Town Council strongly objects to this application on the grounds that it is inappropriate in a Conservation Area, requires more detailed ground stability investigation and would be damaging to be character of the area.

b) 23/00052/HOU: UNDERCLIFF COTTAGE, SEVEN SISTERS ROAD, ST LAWRENCE

It was unanimously resolved:

that Ventnor Town Council sees no reason to object to this application.

c) 23/00175/FUL: FORMER SMUGGLING MUSEUM, VENTNOR BOTANIC GARDEN

Councillor Steph Toogood referred to the ongoing discussion within the Isle of Wight Council about the changes to the building.

Councillor James Toogood said he was concerned that Building Regulations approval

may not have been sought or granted and that no drawings or relevant detail is available with the application.

Councillor Brian Lucas said that the development was inconsistent with the nature of the site.

It was unanimously resolved:

that Ventnor Town Council has concerns about the absence of relevant documents for a retrospective application and requires complete details before it can be properly considered. It also notes that this change of use has resulted in the loss of a valuable resource for the town and the Island.

- d) 23/00238/LBC & 00237/FUL: ST ANNE'S, GROVE ROAD

It was unanimously resolved:

that Ventnor Town Council supports these necessary works to a Grade II listed building that will preserve the building and enhance the street scene.

- e) 23/00263/RVC: LAND ADJACENT THE CABIN, STEEPHILL COVE

It was unanimously resolved:

that Ventnor Town Council supports this application.

- f) 23/00236/DIS: 32 ZIG ZAG ROAD

It was unanimously resolved:

that Ventnor Town Council notes this application.

- g) 23/00165/DIS & 00158/DIS: GAIETY AMUSEMENTS, ESPLANADE

It was unanimously resolved:

that Ventnor Town Council notes this condition compliance application

- h) 23/00205 & 00206/DIS: OLD PARK HOTEL, OLD PARK ROAD, ST LAWRENCE

It was unanimously resolved:

that Ventnor Town Council notes this condition compliance application

- i) 23/00218/LBC: THE TURRET HOUSE, BONCHURCH VILLAGE ROAD

It was unanimously resolved:

that Ventnor Town Council supports this application for listed building consent

The Meeting closed at 5.23pm.

SIGNED BY THE CHAIR:

DATE:
