



MINUTES OF A PLANNING COMMITTEE MEETING

SALISBURY GARDENS

4:30PM

16 MAY 2023

PRESENT

DRAFT

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

ITEM SUBJECT

PUBLIC FORUM

There were two members of the public present, regarding item a) 30 St Catherine Street.

Resident Carol Jones of 34 St Catherine Street is representing neighbours within the vicinity of number 30.

- Concerns raised regarding rear access - the application seems to have overlooked the safety aspect of access.
- Detrimental effect to neighbouring properties; the effect on internal and external properties within the vicinity, including parking.
- The size/mass of the proposed development – within a Conservation Area.
- The whole character of the “two-up, two-down” style original cottages is lost. The size of the proposed development creates a serious case of overlooking/over-shadowing.
- Suggests that applicant revises current plans and reissues, as to not be so detrimental to the surrounding area.

Local architect for the proposal, Neil Geddes addressed the issue of overlooking, suggesting that all the properties overlook each other.

No: 28 has a consensual extension and looks directly into No: 30, for example.

There is access down the side of No: 30, into the rear garden.

1) APOLOGIES FOR ABSENCE

There were no Apologies for Absence received.

2) DECLARATIONS OF INTEREST

There were no Declarations of Interest received.

3) MINUTES OF PREVIOUS MEETING

The Minutes of the Planning Committee meeting of 25 April 2023 – having been previously circulated to Members - were taken as read.

4) PLANNING APPLICATIONS

- a) 23/00504/FUL: [30 ST CATHERINE STREET](#)

It was unanimously resolved:

that Ventnor Town Council strongly oppose this application. The over-development of this site, ie., mass and nature of the application makes this proposal intrusive. With the demographic nature of St Catherine Street, neighbours' concerns should seriously be considered. Encroachment of amenity at the upper level - rather than at the lower level – ie., not how far back the property would extend, but how high gives excessive overall mass and overall adverse effect on neighbours.

- b) 23/00725/HOU: [1 GILLS CLIFF ROAD](#)

It was unanimously resolved:

that Ventnor Town Council supports this application. The proposal is aesthetically pleasing, complimenting the original building and is in-keeping with the surrounding area.

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- c) 23/00722/FUL: [BYRN HILL GROVE, PARK AVENUE](#)

It was unanimously resolved:

that Ventnor Town Council supports this application. The proposal uses equivalent materials, enhancing the surrounding area and is a necessary upgrade and improved amenity to residents.

- d) 23/00737/DIS: [MANOR COTTAGE, MARLBOROUGH ROAD](#)

It was unanimously resolved:

that Ventnor Town Council notes the comments on this Condition Compliance.

The Meeting closed at 5:30pm.

SIGNED BY THE CHAIR:

DATE:
