



MINUTES OF A PLANNING COMMITTEE MEETING

SALISBURY GARDENS

4:30PM

7 NOVEMBER 2023

PRESENT

Councillors: Phil Warren (Chair), Steph Toogood, Jim Toogood and John Watkins.

ITEM SUBJECT

PUBLIC FORUM

There were three members of the public present.

Chair Phil Warren welcomed Mr & Mrs Collins to the meeting, who attended with concerns regarding item a) Land adjoining Homelands.

- Where the access road runs is the land belonging to the Collins'.
- There has been a continuous planning application for 10+ years.
- If the land could be built on, it would have been sold by now as it's an ideal location.
- There is no information within the current application regarding ground conditions.
- Ground is slipping at the back of one of the properties, resulting in evacuation of that property.
- There are Tree Preservation Orders on the site, dating from 2009.
- The access road shown is exactly the same as previous application.
- The applicant cannot now connect to mains drainage as this permission has lapsed.

Third member of the public, Bonchurch resident Richard Ferraro attended with concerns regarding item f) The East Dene Centre.

- Although the revised application is somewhat reduced from the original proposal, it is opposed by heritage groups and local residents, with a significant number of objections registered.
- Change of use – inadequate information.
- Inadequate vehicular system network around East Dene – as objected by Island Roads.
- Land stability/landscape.

1) APOLOGIES FOR ABSENCE

Apologies for absence received from Councillor Julie Hutchison.

Chair Phil Warren welcomed Councillor Jim Toogood back to the Planning Committee.

2) DECLARATIONS OF INTEREST

There were no Declarations of Interest received.

3) MINUTES OF PREVIOUS MEETING

The Minutes of the Planning Committee meeting of 3 October 2023 – having been previously circulated to members, were taken as read and approved.

4) PLANNING APPLICATIONS

- a) 23/01755/FUL: LAND ADJOINING HOMELANDS, SOUTHGROVE ROAD

It was unanimously resolved:

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

Local residents have also expressed their concerns which need to be taken into consideration.

b) 23/01739/HOU: WINGCLIFF COTTAGE, SPINDLERS ROAD, ST LAWRENCE

It was unanimously resolved:

that Ventnor Town Council strongly support this well-balanced proposal.

c) 23/01784/FUL: KNIGHTS COURT, HIGH STREET

It was unanimously resolved:

that Ventnor Town Council supports this much-needed development.

d) 23/01771/FUL: VENTNOR TOWERS HOTEL, 54 MADEIRA ROAD

It was unanimously resolved:

that Ventnor Town Council strongly supports this application, which will bring the building back to its original state, improving the visual amenity of the area. No additional overlooking issues should arise.

e) 23/01883/HOU: 1 ROCKMOUNT COTTAGES, UNDERCLIFF DRIVE, ST LAWRENCE

It was unanimously resolved:

that Ventnor Town Council strongly supports this attractive development, which is in-keeping with the original house.

f) 22/02249/FUL: THE EAST DENE CENTRE, BONCHURCH VILLAGE ROAD, BONCHURCH

It was unanimously resolved:

that Ventnor Town Council strongly objects to this application on the following grounds:-

- Traffic flow and road safety
- Site accessibility and safety
- Parking
- Public rights of way
- Ground stability
- Biodiversity
- Drainage

The Town Council's Framework document from its Planning Committee meeting of 6 February 2023 provides further details on the points above.

The Meeting closed at 5:50pm.

SIGNED BY THE CHAIR:

DATE:
