



MINUTES OF A PLANNING COMMITTEE MEETING

SALISBURY GARDENS

4.30PM

10 JUNE 2025

PRESENT

DRAFT

Councillors: John Watkins (Chair), Steph Toogood, James Toogood & Karl Hunter

ITEM	SUBJECT
------	---------

PUBLIC FORUM

There were seven members of the public present, including County Councillor for Ventnor West, Ed Blake.

Chair John Watkins confirmed that a decision regarding the planning application for La Veness will be deferred to a future date, to be confirmed.

Members of the public raised concerns about item a) La Veness:-

- Objections were raised regarding the site being unstable, with a Ground Stability report of 53 pages causing much concern.
- There is a history of collapsed buildings and historical repairs.
- Mass and height of the new proposal is of concern.
- The issue of safety was raised – with the potential of up to 4 cars on site, right next door to a café where families and children visit.
- The building process was raised, with concerns that excavations could undermine surrounding properties.
- Members of the public would like assurances that sufficient insurance is in place to cover these risks.
- Another party-wall agreement is required.
- Overlooking into neighbouring properties is of great concern, as is protected species of wildlife.
- A strict timetable should be adhered to for delivery of building materials, and concerns are raised regarding the large vehicles required to enable delivery of these materials.

Chair John Watkins strongly recommends to members of the public that they make their representations directly to the Isle of Wight Council Planning department, separately as well as within this Public Forum.

Chair John Watkins welcomed Councillor Karl Hunter to the Planning Committee.

1) APOLOGIES FOR ABSENCE

No apologies for absence were received.

2) DECLARATIONS OF INTEREST

Declarations of Interest received from Councillors Steph Toogood and Jim Toogood in relation to planning application a) La Veness, Esplanade.

3) MINUTES OF PREVIOUS MEETING

The Minutes of the Planning Committee meeting of 27 May 2025 – having been previously circulated to members - were taken as read and approved.

4) PLANNING APPLICATIONS

a) 25/00694/FUL: LA VENESS, ESPLANADE

As two Declarations of Interest were received, the Committee are not quorate to make a decision on this agenda item, and therefore a resolution cannot be carried at this time.

This application is referred to a future date, to be agreed.

b) 25/00766/FUL: REX PIANO BAR, 23 CHURCH STREET

It was unanimously resolved:

that Ventnor Town Council strongly oppose this application. The Committee considers that the proposal for the basement is over-development, with fire safety issues, no natural light or ventilation of concern.

However, the Committee would welcome an application that would utilise the first floor as a self-contained unit.

The Meeting closed at 5:20pm.

SIGNED BY THE CHAIR:

DATE:
