



# MINUTES OF A PLANNING COMMITTEE MEETING

SALISBURY GARDENS

4.30PM

3 JULY 2025

PRESENT

DRAFT

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

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ITEM	SUBJECT
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## PUBLIC FORUM

There were ten members of the public present.

- Initially – to avoid repeat comments - Chair John Watkins re-iterated comments from the Public Forum of 10 June relating to La Veness, Esplanade planning application.
- One further comment from a member of the public for La Veness, is that the application appears to have been pushed right forward of the building line ? It is felt that there is a misrepresentation within the actual planning application.
- Regarding item b) Glencliff, Park Avenue, architect Neil Geddes together with the applicants said that the application was refused by the LPA on a “technicality”.
- Regarding item c) Ward House Nursing Home, members of the public stated that the planning application for 21 individual rooms is over-development, with trying to house too many people in a small space. How can people live in such small confines?

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Chair John Watkins welcomed Councillor Steve Cooper to the Planning Committee.

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## 1) APOLOGIES FOR ABSENCE

No apologies for absence were received.

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## 2) DECLARATIONS OF INTEREST

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

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## 3) MINUTES OF PREVIOUS MEETING

The Minutes of the Planning Committee meeting of 10 June 2025 – having been previously circulated to members - were taken as read and approved.

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## 4) PLANNING APPLICATIONS

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

### It was resolved:

by Councillors John Watkins, Karl Hunter and Steve Cooper that Ventnor Town Council strongly oppose this application. The Committee considers that the proposal overlooks from the west, east and north. The Isle of Wight Council's Planning Department should take into consideration the online comments submitted by the owners of Riviera, which encompasses all concerns. The previous proposal was massively over-developed and although the current proposal is smaller, it is still over-development; it should enhance the seafront, rather than dominate.

- b) 25/00769/HOU: GLENCLIFF, PARK AVENUE

### It was unanimously resolved:

that Ventnor Town Council reiterates the Minute taken from its Committee meeting of 8 April 2025, strongly supporting this application.

The Committee feel that the whole debacle of the LPA refusing this planning application is a catalogue of mistakes and incompetence within the planning department and this needs to be rectified. It has caused a great deal of distress and additional cost to the applicants.

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- c) 25/00862/FUL: WARD HOUSE NURSING HOME, 21-23 ALPINE ROAD

**It was unanimously resolved:**

that Ventnor Town Council strongly oppose this application.

Councillor Cooper addressed the meeting; he has been listening to and representing local people on this application and is suggesting that this appears to be a speculative planning application – it's not a suitable fit for Ventnor. Councillor Hunter echoes Councillor Coopers' comments; the proposal is over-development. Ventnor does need affordable housing for families, but it does not need this kind of accommodation.

- d) 25/00858/HOU: SEA DRAGONS, GROVE ROAD

**It was unanimously resolved:**

that Ventnor Town Council strongly supports this application.

- e) 25/00877/ADV: CO-OP, 1-3 PIER STREET

**It was unanimously resolved:**

that Ventnor Town Council see no reason to oppose this application.

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The Meeting closed at 5:10pm.

SIGNED BY THE CHAIR:

DATE:

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