

The minutes of the Planning Committee Meeting held in the main hall at Gurnard Primary School in Hilton Road on Tuesday 18th August 2009 at 7pm.

PRESENT: Councillors: Day (Chairman), Hollis, Jacobs, Mrs Bugden, Mrs Pain, Mrs McKean & Mrs Butler.

Comments from members of the Public present (5)

Developer Peter Morton provided a display of the Solent Lawns proposals, and gave a short complementary explanation and answered questions. Concerns were raised by members of the public about the Solent Lawns proposals and in particular overlooking by 3 of the houses, noise disruption during building, the road layout on site and woodland being at risk, the need for upgrading of Shore Road and mud on roads from HGV's during the building.

APOLOGIES

Apologies were received from Councillor Harley who was away, and from Youth Advisor Ben Green who had a family commitment.

DECLARATIONS OF INTEREST

Councillor Hollis made a personal and prejudicial declaration of interest in agenda item 5(l) due to him being the landowner and applicant. Councillor Mrs McKean made a personal declaration of interest in agenda item 5(c) due to her living in close proximity to the site.

MINUTES

The minutes of the Planning Committee meeting held on 30th June 2009 were taken as read, approved as a correct record and signed by the Chairman.

PLANNING APPLICATIONS

a. Report from Parish Clerk:

The following planning applications have been approved:

P/00771/09: Proposed 2 storey side extension to provide additional living accommodation at 7, Worsley Road, Cowes.

P/00692/09: 1st floor extension over garage to enlarge study at 32, Lower Church Road, Cowes.

P/00689/09: Conservatory and decking at 2, Glenside Cottage, Worsley Lane, Cowes.

P/00820/09: Demolition of single storey extension. Alterations: single/2 storey extension to provide additional living accommodation at 41, Solent View Road, Cowes.

The following planning applications have been refused:

P/00534/09: Retention of stable blocks comprising 3 loose boxes in OS parcel 8500 & 9400 on land at West View Road, Cowes.

P/00611/09: Alterations: enclosure of 1st floor decking area to provide extended dining facilities at Woodvale Hotel, 1, Princes Esplanade, Cowes. **It was agreed to write to Development Control to complain about the Parish Council's comments being omitted from the Case Officer's report to the IW Council Planning Committee.**

P/00787/09: Conversion of roof space to provide additional bedroom accommodation to include increased roof ridge at Badgers, Rew Street, Cowes.

Further contact has been made with the Enforcement Officer about enforcement of the planning condition for the Clarke's Construction site with respect to resurfacing the road. It seems the time delay may make success in enforcing this unlikely now.

A complaint has been received that posts and rope barriers have been erected on Gurnard Beach at the bottom of a Solent View Road garden – **it was agreed to inform Development Control.**

The 2, Marsh Road planning appeal hearing takes place at Seaclose Park on Wednesday 9th September (10am).

The site visit connected with the 4, Solent View Road appeal takes place at 11.30am on 25th August.

Tree Preservation Order **TPO 2009/02**: land to the rear of Solent Lawns Holiday Bungalows, Shore Road Cowes has been confirmed - this includes an adjustment to the SE boundary line to remove neighbouring property from the order.

- b. Report from Councillor Day
Councillor Day reported that he had attended the informal planning appeal hearing for 5 Shore Road on 4th August and, following some clarification, the Inspector summarised the main issues and discussion took place on an oak tree close to the building, the character and appearance, height, scale, mass and materials of the proposed development. There was the opportunity for Councillor Day to reinforce the Parish Council's objections which the Inspector valued, and conditions were also discussed.
- c. **P/01184/09**: Demolition of chalets. Residential development comprising 15 detached units of living accommodation with new access road off Shore Road & associated paths & landscaping at Solent Lawns Holiday Bungalows, Shore Road, Cowes
Resolved: That the Parish Council objects to the application on the grounds that neighbouring privacy is adversely impacted upon due to the height of houses 11, 12 & 13, that the access to the site is inadequate and that there are concerns about the effect of increased traffic volume in a narrow road. The Parish Council also comments that it is content with the remainder of the scheme, and that it would appreciate the IW Council imposing a condition with respect to the number of daily working hours during construction, to protect local residents from the prolonged effects of noise pollution.
- d. **P/00990/09**: Demolition of dwelling. Replacement dwelling with parking at 2, Marsh Road, Cowes
Resolved: That the Parish Council has no objection to the application, but it is concerned about the appropriateness of using corrugated roof materials.
- e. **P/01096/09**: Demolition of chalet, Replacement chalet (revised scheme) at "Carefree", Dukes Farm, Rew Street, Cowes
Resolved: That the Parish Council has no objection to the application and has no further comment to make.
- f. **P/01172/09**: Demolition of dwelling. Proposed pair of 3 storey semi-detached houses. Vehicular access & parking at 13, Shore Road, Cowes. (Revised scheme).
Resolved: That the Parish Council objects to the application on the grounds that the proposals amount to over-development of the site, that they are of an over-bearing nature, that there will be an adverse impact upon both the street scene and neighbouring amenities, that they are out of character with the surrounding dwellings, that they are of poor design and that they set a precedent for future major development in the road. The Parish Council also adds that the comments made in the application file about the height of the proposed development being comparable with the approved (but not yet built) proposals for the No 11 Shore Road site are irrelevant, as the height should be in keeping with the local terrain. The Parish Council is also concerned about the severe impact of foundation piling upon the local community.

- g. **P/01072/09:** Householder application: Enlargement & conversion of roof to provide additional living accommodation to include dormer windows on SW & NW elevations. Conservatory at 33, Worsley Road, Cowes
Resolved: That the Parish Council has no objection to the application and has no further comment to make.
- h. **P/01130/09:** Siting of mobile home at Hillis Farm, Rolls Hill Road, Cowes
Resolved: That the Parish Council has no objection to the application and has no further comment to make.
- i. **P/01165/09:** Householder application: Conversion of roof space to provide additional bedroom accommodation to include increased roof ridge (revised scheme) at Badgers, Rew Street, Cowes
Resolved: That the Parish Council objects to the application on the grounds that the proposals would result in an adverse impact upon the local street scene.
- j. **P/01195/09:** Listed Building Consent for demolition of single storey extensions. Single storey & 2 storey extensions to provide additional living accommodation to include verandah with glass balustrading. Alterations to boundary wall. Vehicular access. Driveways & new garden wall. Detached car port (revision to previously approved scheme) at The Old Thatch, 37 Lower Church Road, Cowes
Resolved: That the Parish Council has no objection to the application and has no further comment to make.
- k. **P/01194/09:** Householder application: Demolition of single storey extensions. Single storey & 2 storey extensions to provide additional living accommodation to include verandah with glass balustrading. Alterations to boundary wall. Vehicular access. Driveways & new garden wall. Detached car port (revision to previously approved scheme) at The Old Thatch, 37 Lower Church Road, Cowes
Resolved: That the Parish Council has no objection to the application and has no further comment to make.

Councillor Hollis left the room for the determination of the following item.

- l. **P/01066/09:** Demolition of dwelling: Construction of pair of semi-detached dwellings. Vehicular access (revised scheme) at 4, Solent View Road, Cowes
Resolved: That the Parish Council has no objection to the application and has no further comment to make.

The meeting closed at 8.23pm.

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Chairman