



The minutes of the Planning Committee Meeting held at the Village Hall, Westbrook Lane, Gurnard on Wednesday 30 January 2019 at 7.00pm.

PRESENT: Councillors: Nolan (Chair), Bugden, Fuller, Jacobs and McKean.

There were no members of the public present.

1. APOLOGIES

Apologies for absence were received from Councillor Laurens.

2. DECLARATIONS OF PECUNIARY & NON-PECUNIARY INTERESTS

a) Councillor McKean declared a non-pecuniary interest in 4(iv) as the house was previously owned by relatives. Councillor Jacobs declared a non-pecuniary interest in 4(ii) as he is a member of Gurnard Pines.

b) No written requests for dispensation were received.

3. MINUTES

The minutes of the meeting held on 28th November 2018 were received, agreed and signed by the chair.

4. PLANNING & LICENSING APPLICATIONS

a) There was four planning applications for councillors to consider.

(i) Application No: P/01447/18 Alt Ref: TCP/33692

Location: 2 Gurnard Heights, PO318EF

Proposal: Proposed single storey side and rear extensions and alterations to existing dwelling to provide additional living accommodation

RESOLVED: That Gurnard Parish Council object on the grounds that it is an over development of the site, and due to its dominance, negatively impacts on neighbouring properties.

(ii) Application No: P/01429/18 Alt Ref: TCP/32575/B

Location: land adjacent 73 Gurnard Pines, Cockleton Lane, PO31

Proposal: Proposed storage building

RESOLVED: That Gurnard Parish Council make no objections to this application

(iii) Application No: P/01400/18 Alt Ref: TCP/09053/M

Location: 26 Cockleton Lane, PO318JD

Proposal: Proposed replacement dwelling

RESOLVED: That Gurnard Parish Council make no objections to this application

(iv) Application No: P/00014/19 Alt Ref: TCP/33699

Location: 9 Hilton Road, PO318JB

Proposal: Proposed 1st floor extension & single storey rear extension

RESOLVED: That Gurnard Parish Council object on the grounds that it is out of character with neighbouring properties on Hilton Road, is a poor design, lacks clarity in the use of materials and would have benefitted from pre-application advice.

b) The following decisions were noted

i) **Application No: P/01287/18**

Location: 27 Woodvale Road, PO318EH

Proposal: Demolition of shed; proposed garden room

Decision: Granted Plan Permission (or issue Cert)

ii) **Application No: P/01039/18**

Location: 33 Lower Church Road, PO31 8JG

Proposal: Outline for detached dwelling (revised plans)(revised description)(readvertised application)

Decision: Refuse Plan Perm (or not issue Cert)

Reasons: The access is unsatisfactory to serve the proposed development by reason of unacceptable visibility and would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

iii) **Application No: P/01276/18**

Location: 8 Gurnard Heights, PO318EF

Proposal: Proposed rear decking area; increased height of boundary fence

Decision: Granted Plan Permission (or issue Cert)

iv) **Application No: P/01034/18**

Location: The Old Barn, Rew Street, PO318NS

Proposal: Partial change of use of ancillary garage and storage building to residential, replacement roof, alterations

Decision: Granted Plan Permission (or issue Cert)

Application No: P/01304/18

Location: Former Gurnard County Primary School, 27 Cockleton Lane, PO318JD

Proposal: Variation of condition 2 on P/00919/14 - TCP/30006/C to allow alterations to garages for plots 6 & 7

Decision: Granted Plan Permission (or issue Cert)

v) **Application No: P/00981/18**

Location: Land at Dottens Farm, Baring Road, PO31

Proposal: Construction of 8 detached houses and one pair of semi-detached houses (10 in total) formation of vehicular access

Decision: Granted Plan Permission (or issue Cert)

vi) **Application No: P/01069/18**

Location: land to the rear of Old Bakehouse, Portland Inn and 8 to 14 Worsley Road, accessed off, Tuttons Hill, PO31

Proposal: Demolition of agricultural outbuildings; construction of two detached dwellings to include formation of vehicular access and parking (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

c. Island Planning Strategy Consultation

Cllrs identified within the Island Planning Strategy the opportunity to designate a 'Local Green Space' and by designating such a site, new development will be ruled out, other than in very special circumstances. Designation would give the same level of protection given in national policy to green belt land and therefore development would only be approved where a proposal resulted in a significant Island-wide economic benefit.

RESOLVED to formally request that the three fields on Tuttons Hill are designated as a Local Green Space to conserve this special area to the local community, situated next to the church and pub, and to protect the Jordan Valley from further coalescence with Cowes.

Cllrs considered other aspects of the Island Planning Strategy and **RESOLVED to make the following Parish Council Response:**

- **Not enough is being done by the Isle of Wight Council to improve the already inadequate infrastructure of the island to support a growing population.**
- **641 new houses a year is too many in light of the current amount of approvals (less than half of this number) and would like to see this figure reduced.**
- **Gurnard Parish Council object to the proposed housing allocation of 25 houses on land at Baring Road, including 187 Baring Road, and have already identified other sites within the Neighbourhood Plan that if developed, would have a less negative impact on the landscape character area and maintain a rural buffer between Cowes and Gurnard.**
- **And that any future housing development should allow for downsizing (bungalows) and social and affordable housing in accordance with the Neighbourhood Plan.**

Cllrs also discussed the receipt of a list of S106 balances from the Isle of Wight Council which excluded developments in Gurnard and it was **RESOLVED to request advice from the Isle of Wight Council as to how to claim S106 monies for the developments that have taken place in Gurnard over the last 5-10 years including Place Road, Glen Place, Flats on Prince's Esplanade, Former Gurnard School, Land behind 44 Worsley Road and Dottens Farm.**

The meeting closed at 8.20 pm

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Chair