



MINUTES OF A PLANNING COMMITTEE MEETING

SALISBURY GARDENS

4:30PM

20 AUGUST 2019

PRESENT

Councillors: Brian Lucas (Chair), Tony Marvin and Ian Bond.

ITEM SUBJECT

1) APOLOGIES FOR ABSENCE

Apologies for Absence were received from Councillor Stephen Cockett.

2) DECLARATIONS OF INTEREST

No Declarations of Interest were received at this time.

3) PUBLIC FORUM

There were 3 members of the public present.

- Chair Brian Lucas welcomed Jerry Willis, Isle of Wight Council's Tree Officer to the meeting. Discussions opened regarding concerns raised around the recent substantial tree works at The Dell, The Pitts, Bonchurch.
- The applicant has recently purchased the property and included in their original application was removal of three magnolias and dead cherry trees. A more recent application was submitted to remove laurel, bay and holly trees.
- In conservation areas all trees with a trunk diameter of more than 7.5cm at 1.5 metres above ground level - diameter at breast height (DBH) - are protected and as such 6 week notification to the Isle of Wight Council's Planning Department of intent to work on them is necessary prior to carrying out any work. The Isle of Wight Council cannot give consent or refuse this work - it can only offer no objection or object and place a Tree Protection Order (TPO) on the trees in question, preventing the work from being possible. It is also not possible to place conditions on the non-objection to the work and as such, the negotiations can be protected to ensure landscaping, correct level of work, etc., is assured.
- Consent was therefore granted as it was felt that the request was reasonable, given the level of neglect of these trees, particularly on the bank leading down to Bonchurch Pond.
- The trees had grown to approximately 10m in height and became wild and unmanageable. The effect of such unwieldy growth resulted in no flora or other vegetation growing. The yew trees were being overtaken and hence distorted in shape.
- The applicant proposes to re-landscape the areas by planting appropriate species, ie., beech trees, to encourage the growth of flora/ground cover.
- Over the long-term, the overall aesthetics of the area could only be achieved by the recent felling. Instead of being removed, holly trees and holm oak have been pollarded to allow for regrowth and development.
- Further works are proposed by dead-wooding the yew trees. A huge sycamore - 15m in height – if allowed to remain, will undermine the integrity of the wall, is suppressing the yew trees and will be removed.
- Remaining trees will be coppiced to 30cm above ground level to allow new growth.
- Whilst public feeling is that the tree clearance has been excessive, the level of clearance has been required to allow for regeneration of existing trees and new trees to be planted and flora/other vegetation to grow and flourish.
- Bonchurch Pond is managed by Bonchurch Community Association. Jerry Willis suggested that the bay and laurel trees be addressed at the actual Pond itself, before they get out of control.

Re Item a) 2 Rockmount Cottages, Undercliff Drive, St Lawrence

- Terry Gibbs and his next-door neighbour live immediately to the south of the applicant's property.
 - Terry stated that the planning application drawings are not informative enough – in particular, not showing the two neighbouring properties (White Pines and Summertime Lodge).
 - The proposed dimensions for a raised deck area/terrace are too extensive and out-of-scale with the actual building itself.
 - Terry and his neighbour jointly own the boundary wall with the applicant. Concerns were raised that, to reduce the existing concrete decking should require a proper engineer's inspection and report, regarding the existing bank upon which it sits.
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4) PLANNING APPLICATIONS

a) 19/00445/HOU: 2 ROCKMOUNT COTTAGES, UNDERCLIFF DRIVE, ST LAWRENCE

It was unanimously resolved:

that Ventnor Town Council does not support this application. The drawings fail to sufficiently detail the construction and materials for the decking, balustrade and various new joinery items in order that the character of this coach house residence is maintained. More information is required on the necessary changes to the prominent stone wall in the courtyard where the proposed decking cuts across it. This requires an engineer to approve the changes, bearing in mind previous instability of the area.

b) 19/00761/FUL: LAND BETWEEN 11 AND 15 MADEIRA ROAD

It was unanimously resolved:

that Ventnor Town Council supports this application, subject to the Highway Authority approving traffic access onto this junction.

c) 19/00730/HOU: FLAT 2, BAY HOUSE, WHEELERS BAY ROAD

It was unanimously resolved:

that Ventnor Town Council supports this application and notes the comments made by Island Roads regarding on-site parking.

PUBLIC FORUM

There were no members of the public present.

The Meeting closed at 5:50pm

SIGNED BY THE CHAIR:

DATE:
