



# MINUTES OF A PLANNING COMMITTEE MEETING

SALISBURY GARDENS

6:00PM

16 JANUARY 2020

## PRESENT

Councillors: Brian Lucas (Chair), Ian Bond, James Toogood, Stephen Cockett & Colm Watling

## ITEM SUBJECT

### 1) APOLOGIES FOR ABSENCE

There were no Apologies for Absence received.

### 2) DECLARATIONS OF INTEREST

There were no Declarations of Interest received.

### 3) PUBLIC FORUM

There were two members of the public present.

Judy and Nick Ballanger live along Steephill Court Road, above the top garden of Ventnor Botanic Garden.

Concerns were raised:-

- that the retrospective planning application is for 2 chalets but in fact 3 properties are being advertised as holiday-lets.
- the chalets lack separate facilities, sharing just one composting toilet, urinal and shower.
- the campsite lets are being used year-round and not just as seasonal rentals as has been suggested.
- as advertised as a “small scale visitor attraction”, concerns were raised about the volume of vehicles and lack of current sanitation facilities.
- the land is listed as “open space” and as such it is suggested that there is a Covenant in place that does not allow the land to be built upon.
- comments raised by Island Roads are pertinent regarding the access road to the site and concerns were raised about fire risk and inaccessibility for a vehicle to attend an emergency; the distance is too great for pumping water from the main road to the chalets – which have barbeques on wooden balconies in close proximity to trees and scrub.
- only 4 car parking spaces have been proposed, yet 6 tents have been previously erected and occupied on site with a higher number of cars parked alongside.
- no mention has been made of a Ground Stability Survey and only a soakaway appears inadequate in this unstable area.
- no mention is made of a Biodiversity or Wildlife study in this area. The site and surrounding area is habitat for badgers, bats, red squirrels, slow worms, adders, dormice, glow worms and other wildlife.

### 4) PLANNING APPLICATIONS

- a) 19/00884/FUL: LAND OPPOSITE VENTNOR BOTANIC GARDEN, UNDERCLIFF DRIVE

**It was unanimously resolved:**

that Ventnor Town Council does not support this application for the material considerations contained in the Plan Research report of 23<sup>rd</sup> December 2019 and in particular, Island Roads recommendations for refusal dated 14 December 2019.

## PUBLIC FORUM

There were two members of the public present.

Judy and Nick Ballanger commented further about the considerable fire risks on site, in particular

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taking into account the hot, dry summers in recent years.

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The Meeting closed at 6:30pm

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SIGNED BY THE CHAIR:

DATE:

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