



Planning Services, Council Offices
 Seaclose, Fairlee Road
 Newport, Isle of Wight, PO30 2QS
 Tel (01983) 823 552 Fax (01983) 823 563/851
 Email development@iow.gov.uk
 Web www.iwight.com/planning

OFFICE USE ONLY

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| P/ |
| TCP/ |
| Date rec'd |

Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

In Appley Park off of Appley Lane along the Appley Garden Walk seafront footpath.

Applicant Details

Name/Company

Title

Mr.

First name

Graham

Surname

Biss

Company Name

Natural Enterprise (Shide Meadows Centre, Shide Road, Newport, Isle of Wight PO30 1HR)

Address

Address line 1

Appley Tower

Address line 2

Appley Park, Garden Walk

Address line 3

Appley Lane

Town/City

Ryde

Country

UK

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr.

First name

Sean

Surname

Macmillan

Company Name

Elmstone Architectural Ltd.

Address

Address line 1

13 Charles Road

Address line 2

Address line 3

Town/City

Cowes

Country

United Kingdom

Postcode

PO31 8HG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Repairs to and replacement of existing damaged stonework, timber-work/doors, and glazing & window glazing lead-work, as required, and new timber decking, wrought iron handrail guarding, and single ply waterproof membrane to roof level terrace.

Internal refurbishment to existing ground floor WC and adding sliding door. First and mezzanine floor alterations to include adding freestanding mezzanine steel support and access stair structure to allow for the building for community arts use.

Externally two new information/interpretation boards near by the ground floor entrance to provide information to the general public about the tower's historical and its new community use to help preserve the building future.

Has the development or work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

226 PL02 REV B PROPOSED BLOCK SITE PLAN _ Layout
226 PL10 REV B PROPOSED GROUND FLOOR PLAN _ Layout
226 PL11 REV C PROPOSED FIRST FLOOR PLAN _ Layout
226 PL12 REV C PROPOSED MEZZANINE FLOOR PLAN _ Layout
226 PL13 REV C PROPOSED TERRACE DECK ROOF PLAN _ Layout
226 PL14 REV C PROPOSED FRONT ELEVATION _ Layout
226 PL15 REV B PROPOSED LEFT SIDE ELEVATION _ Layout
226 PL16 REV C PROPOSED REAR ELEVATION _ Layout
226 PL17 REV C PROPOSED RIGHT SIDE ELEVATION _ Layout
226 PL18 REV C PROPOSED PERSPECTIVE VIEWS SHEET 1 _ Layout
226 PL19 REV - PROPOSED FIRST FLOOR RIGHT SIDE DETAILED WINDOW ELEVATION _ Layout
226 PL20 REV - PROPOSED FIRST FLOOR REAR DETAILED WINDOW ELEVATION _ Layout
226 PL21 REV - PROPOSED FIRST FLOOR LEFT SIDE DETAILED WINDOW ELEVATION _ Layout
226 PL22 REV - PROPOSED GROUND FLOOR FRONT DETAILED DOOR ELEVATION _ Layout
226 PL23 REV - PROPOSED FIRST FLOOR FRONT DETAILED DOOR ELEVATION _ Layout
226 PL24 REV - PROPOSED TYPICAL BEACH HUT PLAN AND ELEVATIONS _ Layout
Planning Design Access Heritage Statement APPLEY TOWER

Materials

Does the proposed development require any materials to be used?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
External walls

Existing materials and finishes:
Rough and finished stonework with lime mortar coursing.

Proposed materials and finishes:
New rough and finished stonework to repair and/or replace existing damaged stonework with new lime mortar coursing, where required, and to match existing as closely as practically possible.

Type:
Roof covering

Existing materials and finishes:
Roof terrace timber decking and possible roof deck waterproofing material.

Proposed materials and finishes:
New roof terrace timber decking, to replace existing rotten decking, and apply new roof waterproofing single ply membrane to protect the buildings external build-up.

Type:
Windows

Existing materials and finishes:
Lead-work single glazing.

Proposed materials and finishes:
New lead-work and single glazing to match existing as closely as practically possible.

Type:
External doors

Existing materials and finishes:
Existing timber doors and frames.

Proposed materials and finishes:
New external timber to repair and replace timber in the existing doors and frames to match existing as closely as practically possible.

Type:
Ceilings

Existing materials and finishes:
Lime plasterwork with paint decoration.

Proposed materials and finishes:
Repair and replacing with new lime plasterwork with breathable paint decoration, where required.

Type:
Internal walls

Existing materials and finishes:
Lime plasterwork with paint decoration.

Proposed materials and finishes:
Repair and replacing with new lime plasterwork with breathable paint decoration, where required.

Type:
Floors

Existing materials and finishes:
Painted and unpainted concrete.

Proposed materials and finishes:

New commercial grade flooring with new liquid DPM and self-levelling screed, where required.

Type:

Internal doors

Existing materials and finishes:

Timber internal door and frame.

Proposed materials and finishes:

New internal timber to repair and replace timber in the existing doors and frames to match existing as closely as practically possible.

Type:

Lighting

Existing materials and finishes:

Internal lighting - ceiling lights. External lighting - N/A.

Proposed materials and finishes:

Internal lighting - new surface mounted LED ceiling lights for Gallery and Artist spaces. External lighting - new external grade ground mounted coloured LED spots and floods lights with daylight sensors.

Type:

Other

Other (please specify):

External paving

Existing materials and finishes:

Stone paving.

Proposed materials and finishes:

New stone paving to infill planting area. Paving to match existing as closely as practically possible.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

226 PL02 REV B PROPOSED BLOCK SITE PLAN _ Layout
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Planning Design Access Heritage Statement APPLEY TOWER

Site Area

What is the measurement of the site area? (numeric characters only).

236.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

Not currently used as it is closed to the public.

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

Up until 2017 it was leased on a 20+ year lease and used as a shop selling fossils and crystals. In 2018 it was reopened for one day for Appley Day on Saturday 22nd June 2018 to allow local and visitors.

When did this use end (if known)?

01/01/1970

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

The new WC and handbasin are remain in the same position as existing and will be connected to the existing FW drainage system so no new below ground drainage is required.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
- No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
- No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

Other (Please specify)

Other (Please specify):

E(a) Retail Goods other than hot food, F1(a) Local Community Education, and F1(b) Artwork Display

Existing gross internal floorspace (square metres):

32.9

Gross internal floorspace to be lost by change of use or demolition (square metres):

0

Total gross new internal floorspace proposed (including changes of use) (square metres):

41.4

Net additional gross internal floorspace following development (square metres):

8.5

| Totals | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|--------|--|---|---|--|
| | 32.9 | 0 | 41.4 | 8.5 |

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

Other (Please specify)

Text Field:

E(a) Retail Goods other than hot food, F1(a) Local Community Education, and F1(b) Artwork Display

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

**** REDACTED ****

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

Email from Lee Byrne sent 11/11/2021

Date (must be pre-application submission)

11/11/2021

Details of the pre-application advice received

The position of the proposed beach huts is fine (continuing the arc) and as such would have little visual impact.

With regard to the tower, I note the proposal involves the provision of a new community use/gallery/artist space and a free standing coffee van/outlet. The associated works involve mainly repairs and so there is nothing alarming with the proposal. There are however some details that need further consideration but this could be done during the determination of the application and so I will just highlight them at this stage.

I note the presence of the spiral staircase and this seems entirely appropriate but we will need details of this. It's likely to have to cross in front of a window and so minimising its impact by constructing using metal would help when viewed from the outside and also inside maximising light and space. Taking reference from the ground to first floor external balustrade may be useful.

The design and colour of the proposed roof terrace balustrade will be critical in keeping this as discreet as possible. Its height will also be dependent upon the deck which I note the plan refers to checking on site which is understandable. The use as a viewing platform would be fine but we would not want any permanent feature displayed at this level.

The provision of lighting is understood but it is important to balance the desire to highlight the building and associated area (the latter whilst in use) with minimising light spillage. An explanation of the proposed lighting on the shelters and also the roof terrace would be helpful although I'm not convinced any lighting would be necessary or appropriate on the roof terrace.

I don't have any records of the ground floor windows proposed for replacement with the histoglass units. I will need to take a view on this nearer the time after I have seen the openings and the windows proposed. Justifying double glazing on thermal ground would be difficult but addressing security issues with these windows being accessible can be a consideration although there may be alternative ways to achieve this. This could be conditioned.

We will also need a spec of the masonry repairs as they will be extensive although this could also be conditioned.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

Mr.

First Name

Sean

Surname

Macmillan

Declaration Date

04/04/2022

Declaration made

Declaration

I / We hereby apply for Full planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Sean Macmillan

Date

05/04/2022