



FRESHWATER PARISH COUNCIL

Clerk's office 01983 752000

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 3rd MAY 2016 AT 6.45 IN THE COUNCIL CHAMBER OF THE MEMORIAL HALL

PRESENT: Councillors: G Cameron (Chair), A Bamford, C Fleury, G Kennett MBE, A Harris, M Wheeler, J Medland, B Hobbs, S Allen, D Eccles, B Hinton MBE, C Bray and T Nicholson

Clerk: M J Mills

Members of the public 3

1. **APOLOGIES:** None

2. **INVITE CLLRS TO DECLARE ANY INTEREST THEY MAY HAVE IN THE MATTERS ON THE AGENDA:**

P/00441/16 Mountfield Holiday Park, Freshwater: Cllr M Wheeler – local resident

3. **INVITE MEMBERS OF THE PUBLIC TO SPEAK ON A PLANNING APPLICATION ON THE AGENDA, AT CHAIRMAN'S DISCRETION:** None

4. **TO AGREE THE MINUTES OF THE LAST MEETING:**

It was **resolved** that the Minutes of the meeting held on Tuesday 26th April having been circulated and agreed, be approved and signed. (CF/MW).

5. **Updates from last meeting and IWC Planning Decisions.**

Approvals

P00231/16 Homeland, Copse Lane, Freshwater: Alterations and single storey rear extension to form additional living accommodation.

Refused

P/00212/16 Greystones, Greystones Lane, Freshwater: Demolition of garage; alterations; two storey extension on side elevations to include balconies on rear elevation; single storey rear extension and replacement raised roof to form additional living accommodation; detached garage.

6. **Planning applications to be discussed (at time of sending out Notice):**

P/00441/16 Mountfield Holiday Park, Norton Green, Freshwater: Variation of condition no 9 on P/00804/14, condition no 12 on P/00450/15 to allow occupation of 33 approved units as permanent residential and one unit as reception/local shop (retaining 18 units as holiday)

Cllr Hobbs said that it had always been said from the start that this should remain as holiday accommodation.

Cllr Wheeler said that this would represent an increase in population of 75%.

Cllr Bray said that there were concerns about access.

Cllr Eccles pointed out that this was a variation and it was not treated in the same way as a new application. The Planning authority say that they have received a lot of information said to justify the proposal but this is not being made public.

Cllr Cameron said that he understood that there was often a need to subsidise holiday accommodation but this was not a good way.

Cllr Harris suggested that it should be dealt with as a new application.

Cllr Hobbs said that the restrictions had been ignored. Properties can be seen from Hill Farm.

Cllr Wheeler said that this had not been dealt with properly by the Planning Authority. The application was about financial enablement. It would be contrary to the Neighbourhood Plan. It was planning by the back door. It was unlikely that locals would use a shop. The application referred to older people but there were no facilities. It was unlikely that people would want to live in a holiday camp. Gloucester Cottage was cited as showing need but there were 10 properties empty or on the market. The site was highly visible. Density was too high.

Cllr Hobbs pointed out that impact on a conversation area was a material consideration.

Cllr Medland suggested objecting on the basis of density, traffic generation, highway safety and drainage/risk of flooding.

Resolved to object. The Parish Council to suggest that this is inappropriate for a variation and to try to arrange a meeting with the planning officer to discuss concerns.

- 7. Colwell Bay Inn. P/00358/14** Land adjacent to and rear of Colwell Bay Inn. - Three Chalet bungalows with parking; formation of vehicular access (revised plans) (readvertised application) - To Discuss the appeal lodged with the Planning Inspectorate.

Cllr Eccles said that trees were the main problem. There were substantial oaks and tree preservation orders.

Resolved to confirm that the Parish Council object and agree with the previous refusal.

8. Other matters

Cllr Eccles mentioned the scrap yard at Colwell Chine Road. There were now problems with vermin. IWC should be asked to enforce through section 215 of the Town & Country Planning Act 1990 and to issue a notice to clear the site.

The meeting closed at 7.12pm.