



**DRAFT/UNAPPROVED**  
**FRESHWATER PARISH COUNCIL**  
Clerk's office 01983 752000

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**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 3<sup>rd</sup> APRIL 2018 AT 6.45PM IN THE COUNCIL CHAMBER OF THE MEMORIAL HALL**

**PRESENT:** Councillors: A Bamford (chair), G Kennett MBE, C Fleury, D James, B Hobbs, T Nicholson, H White, V Lowthion, A Harris and C Bray.

IW Cllr J Medland

Clerk: M.J Mills

Members of the public 6

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**1. PRESENTATIONS:**

Chair of the Council Cllr G Kennett MBE thanked David Lewis and Martha James for their invaluable work on the preparation of the Freshwater Neighbourhood Plan and presented them with small gifts.

Cllr Kennett confirmed that this meeting would be the first to be held since the Neighbourhood Plan came into force.

**2. APOLOGIES:** Cllrs. D Eccles, B Hinton MBE, and G Cameron.

**3. TO INVITE CLLRS TO DECLARE ANY INTEREST THEY MIGHT HAVE IN THE MATTERS ON THE AGENDA.**

P/00329/18: Meadows and P/00291/18: Land adjacent Oxleigh – Cllr James (wife acting as agent). Cllr James left the room whilst these matters were considered.

**4. TO INVITE MEMBERS OF THE PUBLIC TO SPEAK ON A PLANNING APPLICATION ON THE AGENDA, AT THE CHAIRMAN'S DISCRETION**

A resident spoke regarding P/00329/18: Meadows, Colwell Road, Freshwater. He said that the current application was not in keeping with the outline permission. He referred in particular to what he called a 3 storey monolith. He said that the site was surrounded by bungalows and this was not in keeping. He also referred to light pollution. He described the environmental report as a farce and pointed out that Brent Geese only come out in daylight. He referred also to numerous animals which had been killed by diggers. Also there was a problem with water running off the site. He felt that 20 houses were OK and agreed that there should be affordable housing but said that many of the properties were in the £600,000 plus category. The gentleman said that when the outline permission had been granted it was stated that the developer should work with the Parish Council but clearly this had not happened.

Another resident said that she was concerned about the size of the large property and felt that she would be overlooked.

A further resident said that this was completely different from the outline permission. It was not clear who would be responsible for the buffer zone and it needed to be clarified how this would

be managed as it could easily become overgrown, used for dumping or be taken for garden land. Also she said that it was unclear how animals would enter and leave the zone. She felt the developers were targeting the wealthy and not local people. More smaller houses were needed. She queried the purpose of upstairs living rooms and balconies given there was no sea view and felt that this would lead to properties being overlooked. She felt that there was a problem with water run off in Madeira Lane. The development should have a 2 metre parameter fence she thought.

**5. TO AGREE THE MINUTES OF LAST MEETING HELD TUESDAY 20th FEBRUARY (ATTACHED FOR CLLRS).**

The minutes of the meeting held on 20th February (having been circulated) were agreed.

**6. UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.**

**Approved**

**P/01488/17: Rivendell, Blackbridge Road, Freshwater:** Demolition of conservatory; Proposed Single Storey Side Extension to form new sun room (revised scheme)

**P/01505/17: Brentwood, Bay Road, Freshwater:** Variation of conditions 2 and 3 on P/00163/15-TCP/03815/B to amend design and material of roof on single storey side extension to form snug.

**P/01556/17: Norton Rookery, Halletts Shute, Norton:** Proposed 1<sup>st</sup> floor side extension.

**P/01561/17: Greystone, Greystone Lane, Freshwater:** Proposed single storey extension; re-construction of single wing extensions with terraces over; new spiral staircase to rear elevation; replacement garage.

**P/01579/17: Nampara, The Square, Freshwater:** Single storey rear extension, decking and flue.

**P/01564/17: Small Horse Farm, Madeira Lane, Freshwater:** Construction of detached dwelling with detached garage.

**P/00034/18: South Lawn, Heathfield Road, Freshwater:** Demolition of conservatory; proposed single storey side and rear extensions; raised decking to the rear.

**7. PLANNING APPLICATIONS TO BE DISCUSSED (AT TIME OF SENDING OUT NOTICE):**

**P/00329/18: Meadows, Colwell Road, Freshwater:** Proposed residential development of 20 units.

Cllr Fleury referred to the Freshwater Neighbourhood Plan and pointed out the following policies which applied:

FNP 6 local requirements and accommodation for local people.

FNP 8 night sky (lighting was unnecessary as people could carry torches)

FNP 12 natural environment.

Cllr Kennett referred to FNP 5 and felt that Colwell Bay would be infringed. She was also concerned about the access to the main road. She did however feel that the 7 social housing units were to be welcomed.

Cllr White referred to FNP 6 and the scale of the development. She thought that affordable homes mixed with enormous houses was not appropriate.

Cllr Hobbs thought that a 3 storey property was not acceptable.

Cllr Bray said that FNP 6 applied re surface water.

Cllr Fleury suggested that Southern Water should supply information re capacity of drainage both foul and run off.

The Chair felt that the ecological survey was not comprehensive. It did not explain how things were going to be managed.

**Resolved** to object to the application.

**P/00292/18: Rivendell, Blackbridge Road, Freshwater:** Demolition of conservatory; Proposed Single Storey Side Extension to form new sun room (revised scheme)

This was felt to be a large plot able to support the proposed development. The Committee had no objection.

**P/00291/18: Land adjacent Oxleigh, Southdown Road, Freshwater:** Proposed detached dwelling; formation of new vehicular access.

Cllr Nicholson was concerned about the presence of Japanese knotweed which was not mentioned in the application. However there was no objection to the proposed development.

**P/00293/18: Royal Mail, Freshwater Delivery Office, 7 School Green Road, Freshwater:**

Proposed alterations and conversion of former post office to provide retail unit with four residential flats to include dormers on side elevations and terrace at 1<sup>st</sup> floor level on rear elevation.

Cllr Hobbs pointed out that the application stated that on street parking was available. That was incorrect. Also it was said that a previous use had been bar and public house which again was incorrect.

It was agreed that the proposed development would serve a local need.

Cllr James pointed out that it seemed unfair to have a dormer when this would seem to preclude having a dormer on the other side (as they would then be looking at each other). He was also concerned about the size of the retail unit and whether it would be viable, particularly as this was in the retails area as defined by the Neighbourhood Plan. There was insufficient detail. He was also worried about fire access.

The committee felt that there was no objection to the application subject to these comments.

**P/00261/18: Astra, Southdown Road, Freshwater:** Proposed single storey rear extension; single storey extension on front elevation; rooflight

The Committee noted the size of the proposed extension but felt that there was sufficient land and that there was no view from the road. The Committee had no objection to the application.

**P/00304/18: 10 Chine Close, Freshwater:** Demolition of garage, porch and garden room/store; proposed single storey extension; porch; alterations to include roof windows and dormer window on north elevation

The Committee had no objection.

The planning meeting closed at 7.30 pm