



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

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**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 7th AUGUST 2018 AT 6.45 PM IN THE COUNCIL CHAMBER OF THE MEMORIAL HALL**

**PRESENT:** Councillors: A Bamford (chair), D Eccles, G Kennett MBE, T Nicholson, C Bray, G Cameron, H White, C Fleury, and T Dimmick.

**ABSENT:** Cllrs B Hinton MBE and A Harris.

Clerk: M J Mills

Members of the public 3

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1. **APOLOGIES:** Cllrs. V Lowthion, B Hobbs, and D James.
2. **TO INVITE CLLRS TO DECLARE ANY INTEREST THEY MIGHT HAVE IN THE MATTERS ON THE AGENDA.**  
P/00766/18 136a School Green Road, Freshwater - GC, DE, CF and TD – knew Applicant.
3. **TO INVITE MEMBERS OF THE PUBLIC TO SPEAK ON A PLANNING APPLICATION ON THE AGENDA, AT THE CHAIRMAN'S DISCRETION**  
No one wished to speak at this point.
4. **TO AGREE THE MINUTES OF LAST MEETING HELD on 17th July 2018 (attached for Cllrs).** The minutes of the meeting held on 17th July (having been circulated) were agreed. (GK/TN).
5. **UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.**  
Approved  
**P/00675/18 West Park, Victoria Road, Freshwater:** Demolition of utility; proposed single storey rear flat roofed extension to form lounge and utility; proposed dormer structure (to form ensuite facilities) and dormer window serving window at 1<sup>st</sup> floor level, decking area.
6. **PLANNING APPLICATIONS TO BE DISCUSSED (AT TIME OF SENDING OUT NOTICE):**  
**P/00765/18: Royal Mail, Freshwater Delivery Office, 7 School Green Road, Freshwater.**  
Prior approval for change of use of ground floor from Post Office (Class A1) to a residential Flat (Class C3) and associated operational development.  
The Clerk explained the details of the application and that this was a prior approval and therefore the usual policy considerations did not apply. There was scope for argument he thought on the wording of the regulations.  
Cllr Fleury was familiar with the premises. He pointed out that there was only a small toilet and only one entrance and exit. Loss of a shop would be a significant loss to the commercial area.

Cllr Kennett was considered about fire safety and felt that the premises would be very small for a residential unit.

Cllr Eccles suggested that comments should include a comment that the premises should remain as retail as per the Freshwater Neighbourhood Plan.

**P/00766/18 136a School Green Road, Freshwater.**

Change of use of garage to form a nano brewery.

The Applicant was in attendance and passed around photographs of the proposed brewing equipment. She said that they were intending to remain small and serve the local area. The business would be focused on weddings and birthdays as well as supplying the local public house. There was very little smell from the brewing process she said and this was probably less than a cooker extractor. She was intending to do one brew per week of 5 kegs. The brewing process was silent. There would be a grain residue which she hoped would be used for animal feed. Kegs would be kept in the garage next door. The Applicant said that she intended to remain in full time employment. She was quite happy for there to be a restriction on hours of use. Resolved to suggest a condition that operations only be carried out between 8am and 5pm Monday to Saturday. Otherwise the Committee had no objection.

**P/00794/18: Greensleeves, Heathfield Road, Freshwater.**

Demolition of garden store and garage; proposed single storey rear extension and single storey side extension; proposed porch.

It was unclear what the reason for the application was. Cllr Cameron suggested that it was possible that the applicant might wish to sell with a new permission which would then be valid for a 3 year period.

The Committee had no objection.

**P/00812/18: 1 Martine Close, Freshwater.**

Demolition of garage; proposed single storey extension to enlarge accommodation.

The Committee had concerns about the closeness of the proposed building to the boundary. It was also noted that there seemed to be only parking for 1 car and the application sought permission for what would be a 4 bedroom property. Vehicular access to the site was also difficult.

**7. To Discuss policy issues arising from the Housing needs survey.**

Cllr Eccles said that the focus should be a preserving a strong business and retail centre. Car parking was important.

Cllr Kennett thought that there was insufficient infrastructure for the amount of housing required. Medical services in particular would not be able to cope. She also said that 22% of properties were second homes and consideration should be given to dealing with this as they had done in Cornwall. The population were elderly and it was difficult to get younger people for jobs at the Sports Centre and Rapanui.

Cllr Eccles suggested pushing the business park.

Cllr White referred to the increase in the elderly. She pointed out that it was difficult to find staff to look after the frail. Salaries for these jobs were low. Dementia was now the largest cause of death and it required greater care over a longer period of time. She suggested that businesses providing accommodation for the elderly might provide staff accommodation.

Cllr Fleury said that it had been a mistake to sell social housing. The properties sold had never been replaced.

Cllr Bray pointed out that it was now very difficult for young people to get on the property ladder.

Cllr Eccles mentioned the Green Meadows site where planning permission had been given but

The development had not taken place. He felt that the Parish Council should put money into affordable housing.

Cllr Kennett pointed out that disposal of land might require approval from the Secretary of State. She referred to the difficulties with utilities and that it had not been possible to obtain a report from Southern Water on the capacity of the water and sewage systems.

Cllr Cameron suggested that affordable units might be transferred to the Parish Council for them to manage.

Cllr Kennett suggested meeting with Vectis Housing. She also mentioned the local community interest company which had been successful in getting stage 1 grant funding to look at affordable housing.

The planning meeting closed at 7.45pm