



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

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 21st AUGUST 2018 AT 6.45 PM IN THE COUNCIL CHAMBER OF THE MEMORIAL HALL

PRESENT: Councillors: A Bamford (chair), D Eccles, C Bray, G Cameron, H White, C Fleury, B Hinton MBE, and D James.

ABSENT: Cllrs A Harris and V Lowthion.

Clerk: M J Mills

Members of the public 1

1. **APOLOGIES:** Cllrs. G Kennett MBE, T Dimmick, T Nicholson and B Hobbs. IW Cllr J Medland.
2. **TO INVITE CLLRS TO DECLARE ANY INTEREST THEY MIGHT HAVE IN THE MATTERS ON THE AGENDA.**
P/00329/18 Meadows, Colwell Road, Freshwater Cllr D James and Cllr D Eccles.
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 7th August 2018 (attached for Cllrs).** The minutes of the meeting held on 17th July (having been circulated) were agreed. (CF/CB).
5. **UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.**
Approved
P/00667/18 **The Thatch, Middleton, Freshwater:** Single storey rear extension
Refused
P/00516/18 **Land to the east of 2 Afton Farm Cottage, The Causeway, Freshwater:**
Proposed agricultural barn.
Lawful Development Certificate
P/00713/18: Lawful Development Certificate for continued use of and as a boatyard, providing marine services with associated buildings, storage areas, pontoons and moorings.
6. **PRESENTATION FROM MR T MURPHY ABOUT RECYCLING AT AFTON CIVIC AMENITY SITE:**
Mr Murphy gave an interesting presentation on community composting and how this could apply in Freshwater and the West Wight. He pointed out in particular the reduced vehicle movements and the useful resource which might be available.

The Chair thanked Mr Murphy for his thought provoking talk.

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 (revised plans relating to the layout of dwellings, external design and appearance and scale) (re-advertised application)

A member of the public outlined his concerns. These were that the properties were likely to be in the £600,000 price range and as such not suitable for the community. Bungalows had now changed to 2 storey properties. He had concerns about light pollution and concerns about safety on Colwell Road. Wildlife would also be lost he said and the development was not in keeping with the rural West Wight.

Cllr Cameron said that the flats were very close to the neighbours. He felt that the proposal should be considered by the Isle of Wight Council Planning Committee rather than being determined by officers.

Cllr Fleury was concerned about wildlife and the fact that these were big houses when social and affordable houses were needed. He also had concerns about drainage and flooding.

Cllr White was concerned about the mix of housing. She felt that the properties were not in keeping with the village. Freshwater needed key worker homes. She pointed out that affordable did not necessarily mean they were affordable to local people.

Cllr Hinton felt the development was not in keeping. He pointed out that there would be further strain on GP's.

Cllr Eccles said that he would be directly affected. He felt that foul drainage would go to Colwell Road so presumably would be OK but that surface water was a concern. A property in Madeira Road was already affected by flooding problems. He had raised this before. He was concerned about the effect on wildlife. He suggested that the chair attend Isle of Wight Council planning committee to present the objection.

Cllr Bray said that she did not like the revised layout. It was not rural in character. She felt the need was for affordable housing.

The Clerk mentioned the position with the wildlife corridor. Cllrs felt that some management system was required and comment should be made on this.

The Committee decided to object to this application. The grounds were as follows

1. The properties were for the most part too large and would be too expensive for local people. The need in the community was for low cost family homes
2. Surface water drainage remained a concern. It was known that some properties in Madeira Lane already suffered with flooding at times.
3. The development was in a rural location but the design was inconsistent with this setting.
4. Properties surrounding the site are bungalows and the development is entirely of 2 storey dwellings.
5. There were concerns about the lack of pavement in Colwell Road and the safety of pedestrians leaving and accessing the site, particularly for the elderly or disabled persons.
6. Island Roads comments were noted and were felt to be of importance.
7. A number of residents had expressed concerns about construction vehicles on the site and surrounding area and suitable conditions should be applied if approval was given.
8. It was unclear how the wildlife corridor is going to be managed. It is unclear how any restrictions would be enforced.
9. There remained concerns about the effect of the development on nature and wildlife.

P/00881/18 Middleham, Wilmingham Lane, Freshwater.

Amendments to previous approved plans under P/01036/15 to include 1st floor extension and new pitched roof.

The Committee objected to this application on the ground of overdevelopment of the site.

The planning meeting closed at 8.20 pm