



FRESHWATER PARISH COUNCIL

Clerk's office 01983 752000

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 15th JANUARY 2019 AT 6.45 PM IN THE COUNCIL CHAMBER OF THE MEMORIAL HALL

PRESENT: Councillors A Bamford (Chair), G Kennett, C Fleury, A Harris, B Hobbs, C Bray, B Hinton MBE, D Eccles, T Dimmick and D James.

Clerk: M J Mills

Members of the public 2

1. **APOLOGIES:** Cllrs. H White, G Cameron and V Lowthion. Also IW Cllr J Medland.
2. **TO INVITE CLLRS TO DECLARE ANY INTEREST THEY MIGHT HAVE IN THE MATTERS ON THE AGENDA.**
Cllr D James declared a financial interest in Oxleigh (item 6) and left the room whilst the matter was considered. Cllr Eccles declared an interest in Winkle (lives nearby).
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.
4. **TO AGREE THE MINUTES OF LAST MEETING HELD ON 18th DECEMBER 2018.**
The minutes of the meeting held on 18th December (having been circulated) were agreed.
(CF/BH)
5. **UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.**
Approval
P/01184/18. Formerly Flower School, Avenue Road, Freshwater.
Change of use from retail (class A1) to a dog grooming business (sui-generis)
6. **PLANNING APPLICATIONS TO BE DISCUSSED (AT TIME OF SENDING OUT NOTICE).**

P/01356/18 Land adjacent Oxleigh, Southdown Road, Freshwater
Proposed detached dwelling; formation of new vehicular access (revised scheme)
The Chair detailed the reasons for refusal given by Isle of Wight Council on the previous application.
Cllr Kennett said that she thought the reasons were still valid.
Cllr Hobbs said that she thought that the property would be visible from one side. She was in favour of preserving tree cover.
Cllr Hinton did not like the modern design which he felt diminished the heritage.

The Chair felt that in view of the likely value of the development it would not be serving a **local** need.

Cllr Harris suggested that a single storey property might be acceptable. However this was not an affordable road. He felt that the proposed property was not aesthetically pleasing.

It was resolved to object citing the previous reasons for refusal as well as the design of the property.

P/01398/18 Winkle, Sea View off, Madeira Lane, Freshwater

Replacement beach chalet

Cllr Eccles confirmed that there was water and gas available but no mains drainage. He felt that the footprint should be no further forward towards Seaview Road and that the building should be no higher. It was noted that the property had 52 week occupancy.

Resolved to comment as above.

7. CLLRS TO HAVE FURTHER DISCUSSION AND COMMENT ON DRAFT ISLAND PLANNING STRATEGY DEVELOPMENT PLAN.

(Consultation ends 25th February 2019)

The views of the public from the consultation event on 9th January were noted. The Chair said that the planning consultant who had been asked to assist with the consultation was now no longer able to carry out the work and someone else was being sought. The Chair did not think it necessary to have a sub-committee as had been suggested. She thought it would be necessary to find alternate sites if the Parish Council wanted to object to the sites in the plan.

Cllr Fleury mentioned a site north of Granny's Meade. He queried the need to just build houses. The starting place was to put rooves over people's heads. There was only a small amount of green areas and there was a need to protect it. Wildlife was going down. There was no support. Roads were inadequate. What was needed was accommodation like Whitmore Court.

The Chair referred to empty properties and holiday accommodation.

Cllr Harris suggested Green Meadows would help.

Cllr Hobbs said that social housing was what was required not expensive homes.

Cllr Harris queried development at Rapanui car park.

Cllr Kennett said that Avenue Road had been suggested as a site at the consultation meeting.

Cllr Hinton said that the government was saying that we should have housing but there was a lot of empty accommodation above shops. It was now becoming common to see people sleeping in the streets in places like Southampton and Ryde.

Cllr James suggested developing the area between the Memorial Hall and the fish and chip shop.

Cllr Kennett referred to the Standard.

Cllr Fleury said that the document is called a development plan but development was not just about housing. There was no work for new residents and inadequate police resources.

Cllr Harris pointed out that Isle of Wight Council had been given powers to repossess empty properties. He suggested that they should be asked how many properties they had taken under these powers.

Cllr James thought that the trend was for Isle of Wight Council to give away property.

Cllr Hobbs referred to payment of rates on second homes.

Cllr Eccles thought that these were charged at full rate on the Island but in some areas the charge was double. He suggested that the Parish Council needed to respond on sites. He referred to figures from the plan and fact that insufficient houses were being built.

Cllr Kennett referred to Pan Meadows and the fact that these had been difficult to sell. She suggested that this was down to the economic situation. She queried why housing associations were not doing more.

The Chair suggested that council housing should be included in the plan.

Cllr James said that he understood that housing associations had been freed up and they were not just restricted to social housing. There was a plan for land north of Camp Hill in Newport. He said that he understood that enforcement action was being taken against a landlord who had given a winter let in breach of occupancy restrictions.

Cllr Fleury said that Southern Housing had been approached when the Avenues building was being sold. They were not interested.

Cllr Harris suggested making 5 or 6 bedroom houses into 2 flats.

Cllr Eccles referred to the financial contributions required of developers.

Cllr Harris said that builders simply put this on the price of the house pushing up house prices.

The planning meeting closed at 7.20 pm.