



FRESHWATER PARISH COUNCIL

Clerk's office 01983 752000

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 2nd APRIL 2019 AT 6.45 PM IN THE COUNCIL CHAMBER OF THE MEMORIAL HALL

PRESENT: Councillors A Bamford (Chair), G Kennett MBE, C Fleury, A Harris, D James, G Cameron, C Bray, B Hobbs, B Hinton MBE, V Lowthion H White and D Eccles

Clerk: M J Mills

Members of the public 1

- 1. APOLOGIES:** Cllr T Dimmick.
- 2. TO INVITE CLLRS TO DECLARE ANY INTEREST THEY MIGHT HAVE IN THE MATTERS ON THE AGENDA.**
P/00167/19 Masonic Hall, 13 Solent Hill, Freshwater Cllr Hobbs - family connection.
- 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 2nd APRIL 2019.**
The minutes of the meeting held on 19th February (having been circulated) were agreed. (CF/CB).
- 5. UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.**
Approval
P/00102/19 Bye Ways, Manor Road, Freshwater.
Proposed single storey side extension to form garage with storage area.
- 6. PLANNING APPLICATIONS TO BE DISCUSSED (AT TIME OF SENDING OUT NOTICE).**

P/00167/19 Masonic Hall, 13 Solent Hill, Freshwater.

Conversion and alterations of former Masonic Hall to form three dwellings with parking. The Clerk pointed out the additional information which had become available since the last meeting and which had been circulated.

Cllr James thought that interior light might be limited with the proposed thin windows.

Cllr White asked if the overlooking issue could be addressed by the use of frosted glass.

The member of the public thought this would be beneficial but she was concerned that the property would look directly into her garden and back bedrooms. She felt however that it was better to have 3 dwellings rather than demolition of the building.

Cllr Hinton said that the building was iconic and should not be demolished.

Cllr Eccles suggested that the member of the public should discuss the use of glazed glass with the planning department and speak with her ward councillor. Cllr Cameron said that he would arrange an appointment.

Cllr Hobbs said that the side of the property was the problem. This did not seem to have been addressed in the paperwork. Overlooking of numbers 14, 15 & 16 was not dealt with.

The Committee felt that the application should be approved with the caveat that glazing needed to be considered.

P/00276/19 Colwell Baptist Church and Baytrees, Colwell Road, Freshwater

Demolition of Baptist church and Baytrees; Outline for community building and 3no residential units.

Glen Hepburn (planning consultant) (GH) attended for the applicant. He explained the background to the application and that no detail had been given on the houses at this stage as it was a question of identifying what the issues might be. It seemed likely that issues were flooding, trees and parking. The houses would be small 2 bedroom units. They may be for people connected with the church but this would not be governed by any condition.

Cllr Eccles said that 4 Martine Close had had concerns about being overlooked with a previous application which seemed to have been accepted by planners. GH said that it met with the guidance in terms of distance but the aspect could be turned to address the issue.

Cllr Fleury expressed concerns about the burial ground. GH said this was mainly an issue at Wellow where there had been burials as recently as 2006.

There was mention of a grave of a famous person but it was understood that this grave was properly marked.

Cllr Hobbs asked about parking which she said was already an issue. She queried if there were going to be more activities at the community building whether this would present a bigger problem. GH pointed out that there was no change of use. They were suggesting 2 disabled spaces which would also mean that deliveries could get off the road. GH suggested that people should limit car use in visiting the site.

Cllr Eccles said that there would be less kerb space given the 3 dwellings. He gave a recent example of problems with parking.

Cllr Lowthion suggested that the parking situation might discourage car use. Given there was pedestrian access she felt that this should be welcomed.

Cllr Harris suggested that it was naïve to suggest that people would not use cars. He felt that more parking should be offered.

Cllr White asked whether it would be possible to provide a pull in for, eg the FYTBus. GH said that Island Roads did not favour this as it led to problems with buses getting back onto the road.

Cllr Lowthion pointed out that the residential units would be small and affordable which was preferable to providing parking space.

The application was agreed by a majority.

P/00266/19 Hazelmere, Norton Green, Freshwater.

Proposed alterations, single storey side extension and extension at first floor level

The Committee had no objection.

P/00292/19 The Level Blackbridge Road, Freshwater.

Renovation of existing out buildings to provide an enclosed, accessible, link through the garden from the main house to the existing garden artist studio.

The Committee had no objection.

P/00334/19 Winkle, Sea View off, Madeira Lane, Freshwater

Replacement beach chalet.

This would be approved subject to:

It should be no closer to Sea View Road

The ground floor footprint should not exceed the existing footprint

It should not be higher than the adjacent property.

The planning meeting closed at 7.40 pm.