



FRESHWATER PARISH COUNCIL

Clerk's office 01983 752000

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 3rd AUGUST 2021 AT 6.45 PM IN COUNCIL CHAMBER, MEMORIAL HALL, FRESHWATER.

PRESENT: Councillors J Young (Chair), G Cameron, A Bamford, B Hobbs, M Locke, J Medland, D James, G Kennett, T Murphy, B Hinton MBE and C Jarman

Members of the Public: 12. Cllr Peter Spink in attendance

Clerk: H Rowell

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1. **APOLOGIES:** Councillors C Bray and N Thomas

 2. **TO INVITE CLLRS TO DECLARE ANY INTEREST THEY MIGHT HAVE IN THE MATTERS ON THE AGENDA.**
Cllr Cameron declared an interest as he knows the applicant at **21/01372/HOU. 41 Golden Ridge, Freshwater.**

 3. **TO INVITE MEMBERS OF THE PUBLIC TO SPEAK ON A PLANNING APPLICATION ON THE AGENDA, AT THE CHAIRMAN'S DISCRETION.**
Twelve members of the public wished to speak in respect of **21/00357/FUL. Land to the East of Birch Close and North of Solent Gardens.** The Chairman gave them the opportunity to speak when the item on the agenda is discussed.

 4. **TO AGREE THE MINUTES OF LAST MEETING HELD ON 20th July 2021.**
The minutes of the meeting held on 20th July (having been circulated) were agreed, (AB /GC)

 5. **UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.**
Approval

21/01095/HOU. Ashbourne, Easton Lane, Freshwater.
Demolition of bay window, chimney, rear conservatory, and car port; proposed two storey rear extension; construction of garage in place of existing car port; alterations to include cladding of elevations.

21/01156/FUL Jara Brambles Chine, Freshwater.
Proposed replacement dwelling (revised scheme)

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

21/00357/FUL. Land to the East of Birch Close and North of Solent Gardens.
Residential development comprising of 44 dwellings with access from Birch Close; access roads, parking, and landscaping (amended layout, Revised design, Updated Ecology Report - Archaeology) (readvertised application).

Concerns were raised in respect of the development and the impact on the existing infrastructure services.

The parish council strongly object to this application for the following reasons:

- The density hasn't significantly reduced therefore the original comments still stand. The development doesn't meet the local housing needs.
- The Parish Council understands that the Birch Close site is within the Solent Nutrient Impact Area, which is covered by a recent European court ruling on nitrate pollution known as the 'Dutch case'. For any new development with overnight accommodation on this site, Regulation 63 of the Conservation of Habitats and Species Regulations 2017 would be applied, which means the local authority must make an assessment of the impact of nitrates on the Solent ecosystem.

Given that this area of Colwell is known to be over sewer capacity already, leading to regular discharges of raw sewage into Colwell Bay as notified by Southern Water, the Parish Council questions whether this development would be truly nitrate neutral, regardless of any proposed mitigation measures or the assumption that the sewage in question would be treated at Sandown works.

Therefore, even if lack of sewer capacity is not judged to be a material consideration in the determination of this application, the additional ecological impact of the proposed development would be.

21/01372/HOU. 41 Golden Ridge, Freshwater.

Proposed single storey front and side extension and conversion of garage to form additional living accommodation.

No objections.

21/01397/HOU. Wilmingham Farm Bungalow, Wilmingham Lane, Freshwater.

Proposed alterations to approved cart-shed to incorporate overflow living accommodation including increase in height by 0.7m, alterations to remove dormer windows and replace with triangular windows; re-positioning and new bike shed.

No objections.

7. TO DISCUSS A PROPOSAL FOR MAKING THE LAND TO THE EAST OF BIRCH CLOSE AND NORTH OF SOLENT GARDENS A COMMUNITY ASSET – CLLR JARMAN.

It was agreed to take the first step in registering the land as a Community Asset if possible.

Planning Meeting Closed 7.50 pm