



FRESHWATER PARISH COUNCIL

Clerk's office 01983 752000

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 17th 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, C Jarman, C Bray, E Cox, B Hinton MBE and N Thomas

Members of the Public: 2

Clerk: H Rowell

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1. **APOLOGIES:** Councillors G Kennett, and T Murphy.
 2. **TO INVITE CLLRS TO DECLARE ANY INTEREST THEY MIGHT HAVE IN THE MATTERS ON THE AGENDA.**
Cllr C Jarman declared an interest in respect of Item 7 as an IWC Member of the Planning Committee.
 3. **TO INVITE MEMBERS OF THE PUBLIC TO SPEAK ON A PLANNING APPLICATION ON THE AGENDA, AT THE CHAIRMAN'S DISCRETION.**
None
 4. **TO AGREE THE MINUTES OF LAST MEETING HELD ON 3rd AUGUST 2021.**
The minutes of the meeting held on 3rd August (having been circulated) were agreed, (AB/GC)
 5. **UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.**
Appeal

20/01974/FUL. Sheepwash Barn, Sheepwash Farm, Middleton, Freshwater.
Change of use from holiday let to residential.
 6. **PLANNING APPLICATIONS TO BE DISCUSSED (AT TIME OF SENDING OUT NOTICE).**

21/01505/ADV. The Co-operative, Afton Road, Freshwater.
Proposal to install 1x fascia sign, 1x vinyl, 1x Gantry sign, 1x Media Charger with Screen, 3x flagpole Signs & 8x Site directional signs.
Accepted with the following conditions: Illumination is reduced at night in line with the Dark Skies Policy on the Freshwater Neighbourhood Plan. Concerns were raised that the large sign at the entrance was not in keeping with the village.

21/01516/FUL. Brambles House, Colwell Road, Freshwater.
Proposed detached dwelling.
The Parish Council understands that this 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.

7. To Agree the process for formulating a response to DIPS consultation.

The Chairman proposed that councillors worked in small groups to look at Chapters 4- 9 in the Draft Island Plan Strategy and formulate proposals for discussion at a plenary meeting at 10am on 6th September 2021 in preparation for the presentation by the Isle of Wight Council on 7th September 2021. This was agreed.

Planning Meeting Closed 7.55pm