



FRESHWATER PARISH COUNCIL
Council Chamber, Memorial Hall, Avenue Road,
Freshwater, Isle of Wight.

Telephone 01983 752000 Email clerk@freshwater-parish.org.uk

A MEETING OF THE PLANNING COMMITTEE OF FRESHWATER PARISH COUNCIL WAS HELD IN THE COUNCIL CHAMBER AT THE MEMORIAL HALL, FRESHWATER ON TUESDAY 5th DECEMBER 2023 AT 18.45 HRS.

TO INVITE MEMBERS OF THE PUBLIC TO SPEAK ON AGENDA PLANNING APPLICATIONS.

3 Members of the Public were present.

MEMBERS PRESENT:- Cllr Hicklin (Chairman) Cllr Jarman, Cllr Hinton, Cllr Banford, Cllr Thomas, Cllr James, Cllr Cox, Cllr Bray, and Cllr Kennett
Also, present Mr Blackley Finance Officer

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Medland and Cllr Hobbs

2. DECLARATIONS OF INTEREST

Cllr Cox declared a non-pecuniary interest in all Planning Applications for this meeting as a Member of the LPA Planning Committee stating the following "Please note that any predisposed view I express tonight is based on the information that has been presented. However, I remain open to listening to all arguments and receiving further material planning information potentially enabling me to change my mind in light of further information."
Cllr Hicklin declared he owned Stroud Cottage.

3. TO AGREE ON MINUTES OF THE LAST MEETING HELD ON THE 21ST NOVEMBER 2023

The Minutes of the Meeting held on the 21st November 23 were agreed and duly signed.

4. PLANNING APPLICATIONS TO BE DISCUSSED (At time of sending out the Notice)

23/019010/HOU 17 Hooks Way Freshwater Proposed alteration and single storey side extension.

Councillors discussed this planning application in detail. The following points were made:-

At the time the planning permission for the five houses, in what is now 15 - 20 Hooke Close was granted in 2016, an extant planning permission for the site existed. The officer appeared to suggest that had the extant permission not been in place, they would not have given approval due to the impact on the ancient woodland, which is also a site of importance for nature conservation.

The Council appreciates this application is not bound by that restraint and therefore the protection of Stroud Coppice should be primary in any decision making. The Site was disturbed during the build out of the development and has less than six years to recover. As well as Stroud Coppice the following objects were raised:-

1. Arborist Report Discrepancy: Conflict between applicant's arborist report and council's arborist and Ancient Woodlands management plan.
2. Ancient Woodland Encroachment: Extension risks infringement on Ancient Woodland boundary, potential root damage, contrary to National Planning Policy Framework (NPPF) guidelines on ancient woodlands.
3. Wildlife Impact: Development may negatively affect Ancient Woodland wildlife, in potential violation of the Wildlife and Countryside Act 1981.
4. Biodiversity Protection: Threat to biodiversity and protected dead/dying trees, a concern under the UK Biodiversity Action Plan and Countryside and Rights of Way Act 2000.
5. Overdevelopment: The proposal constitutes overdevelopment of the site, potentially leading to environmental and ecological imbalances.
6. Other Objections: We are concerned that the extension protrudes beyond the current building line and is inconsistent with the character of surrounding buildings.

Conditional Approval Requirements:

- Implementation of a Construction Management Plan to mitigate environmental impacts, as per Town and Country Planning Act 1990 and Conservation of Habitats and Species Regulations 2017.

The Council objects to this planning application on all the above grounds.

The Council requests that if the application was approved there must be the following conditions attached to the approval:-

1. There must be a construction management plan.
2. The Ancient Woodland Boundary is being pushed back with further encroachment
As trees are overhanging the boundary and concerns were raised about the root damage this extension could cause.
3. This conflicts with Management Plan of the Ancient Woodlands.
4. The protection of animals in the Ancient Woodland is encroached upon with this development at this part of the site.
5. Protection of Biodiversity including dead and dying trees are protected by law.

The Clerk reported further to the list of approved applications Afton Stables, Newport Road Freshwater has been granted a Lawful Development Certificate.

5. TO NOTE UPDATES FROM THE LAST MEETING OF THE ISLE OF WIGHT COUNCILS PLANNING DECISIONS.

23/01501/FUL | Proposed installation of sculpture to include accessibility improvements. Proposed pergola over steps to Gate Lane (revised plans, removing gardeners shed and waste storage units) | Dimbola Lodge Terrace Lane Freshwater Isle of Wight PO40 9QE

Decided Approved and revised plans approved.

23/01662 Big Blue Aton Down Freshwater

23/01623 Lawful Development Certificate Afton Stables Newport Road Freshwater

Decided Approved

Signed

Dated