



FRESHWATER PARISH COUNCIL

Clerk's office 01983 752000

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 10th OCTOBER 2023 AT 6.45PM IN THE COUNCIL CHAMBER, MEMORIAL HALL, FRESHWATER.

PRESENT: Councillors D Hicklin, (chair) E Cox, D James, B Hobbs, C Bray, A Bamford, G Kennett and C Jarman (late 7.25pm).

Members of the Public: 15 and Cllr Peter Spink
Clerk: J Medland

1. **APOLOGIES:**

Councillors N Thomas, B Hinton MBE

2. **TO INVITE CLLRS TO DECLARE ANY INTEREST THEY MIGHT HAVE IN THE MATTERS ON THE AGENDA.**

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 James declared a pecuniary interest in the following application: **23/01598/FUL. Beauvale, Wilmingham Lane, Freshwater.** Storage building.

All Cllrs declared a pecuniary interest in the following application **23/01636/FUL. Stroud Recreation Ground, Stroud Road, Freshwater.** Proposed skate park and pump track including seating and landscaping. As it is the applicant and landowner.

TO INVITE MEMBERS OF THE PUBLIC TO SPEAK ON A PLANNING APPLICATION ON THE AGENDA, AT THE CHAIRMAN'S DISCRETION.

15 members of the public were present and all that spoke were objecting to the skate park and pumptrack on Stroud Recreation Ground. The following points raised were:

Had a feasibility study had been conducted on the potential number of users? Cllr James pointed out that demand for a new skate park has been consistent. Consultations had been carried out on the plans based on the advice of experts. The old skate park is too small and is now very old and needs some form of replacement. Demand/users are anticipated to be from a wider area. There had been no attempt to arrive at a specific figure, but considerable interest had been shown by existing users.

How will it be funded and what is the time scale? Funding will be provided by grants and a public works loan. The timetable depends on grants, but work needs to start in three years before an extension of planning permission is required.

Why not improve on the existing skate park and neighbouring Multi Use Games Area or Jubilee Field? It was explained that the MUGA is currently being converted by the FPC and

Basketball Ball England into a basketball park and that Jubilee Field is hired out as a playing field to local football and cricket clubs and is not accessible to the public.

Residents asked about whether there would be lighting of the facility. There are no plans to install lighting and to do so would require another planning application. There was concern at the level of noise. It was said that concrete is less noisy than the current wooden construction of the skatepark.

Will there be any additional parking taking place? Jubilee Close is already fully used. The nearest available parking is next to the existing skatepark. Problem of lack of toilets. The nearest toilets are adjacent to the current skate park.

How will the proposed project be policed? There is a history of vandalism and anti-social behaviour. The former toilet/changing room on Stroud Field was demolished after repeated vandalism. This is an area open to the public. It is assumed that a skateboard community will evolve to self-police the facility. The design of the new project is effectively vandal proof.

The proposed project will change the look of the field and its landscaping. We need to see it in a three-dimensional model.

The field has terrible drainage already. This has been considered in the design.

The importance of putting all comments on the IWC planning portal was stressed and confirmed that the date of 27th October was when the consultation ends.

4. TO AGREE THE MINUTES OF LAST MEETING HELD ON 5th September 2023

The minutes of the meeting held on 5th September 2023 (having been circulated) were agreed, (EC/AB).

5. UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.

Approvals

23/01042/FUL. Shirley House Avenue Road, Freshwater.

Alterations and conversion of part of ground floor and first floor residential accommodation to form two flats.

Refused.

23/01279/FUL. Land Rear Of The Annexe Brambles Off Colwell Road, Freshwater.

Proposed 2 residential dwellings (revised scheme)

23/01242/FUL. Land to Rear Of Star Cottage Camp Road, Freshwater.

Alterations and conversion of building to form self-contained dwelling to include replacement raised roof.

Prior Approval Refused.

23/01317/3QPA. East Afton Farm, Newport Road, Freshwater.

Prior approval for alteration and conversion of agricultural barn to form four residential dwellings.

Tree Work Approved

23/01224/TW. Stroud Coppice, Longhalves Lane, Freshwater.

T1: Field Maple. Reduce overhang on east side, back to boundary fence. T2; Field Maple. Reduce on east side, back to boundary fence. T3; Oak – Sensitive reduction of canopy on east side 1-2m. G4; 3x Field Maple - Reduce overhang on east side back to boundary fence. T5; Ash – Sensitive reduction of canopy on east side 1-2m. T6; Oak- Sensitive reduction of canopy on north side 1-2m. T7; Field Maple – Reduce overhang on northside back to boundary fence.

Cllrs Kennett and Bray will have further discussions regarding the implications of this approval.

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

23/01577/HOU. Shardon, Westhill Lane, Yarmouth

New boundary fence.

Cllrs objected to this application for the following reasons. The new boundary fence is closer to the road, it would be a significant and dominant feature within the landscape. It would impair the open plan landscape aspect of Hammond Close and Westhill Lane. It will have a negative effect to the frontage aspect.

23/01526/HOU. Meadowside, Camp Road, Freshwater.

Proposed porch; single storey rear extension; garden room.

Cllrs had no objections to this application.

23/01598/FUL. Beauvale, Wilmingham Lane, Freshwater.

Storage building.

Cllrs had no objections to this application.

23/01621/CLUED. Blenheim Cottage, The Square, Freshwater.

Lawful Development Certificate for continued use of property as a permanent residential dwelling.

Cllrs felt the applicant had failed to provide sufficient evidence to prove that the property had been let continuously for a ten-year period as required to meet the obligations in this application. They felt there was insufficient evidence to make a decision on this application.

23/01636/FUL. Stroud Recreation Ground, Stroud Road, Freshwater.

Proposed skate park and pump track including seating and landscaping.

Due to Sport England objecting to the application because of the 'loss of a playing field' It was agreed that the parish explain to the planning officer that the football field has been moved to the neighbouring Jubilee Field site since coming into parish ownership. And that there were now 4 football pitches available to play on.

Cllr James proposed that the application be continued with, and Cllr Bamford seconded this. 5 Cllrs were in favour, 1 was against and 1 abstained from this suggestion.

It was agreed that the parish council would make a neutral comment.

7. TO DISCUSS HOW FRESHWATER PARISH COUNCIL PLANNING COMMENTS ARE REPRESENTED ON THE IWC PLANNING WEBSITE.

It was agreed to defer this item until the next meeting on the 24th October when hopefully there will be additional information available.

Planning Meeting Closed 8.05pm.