



# FRESHWATER PARISH COUNCIL

Clerk's office 01983 752000

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## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 5<sup>th</sup> SEPTEMBER 2023 AT 6.45PM IN THE COUNCIL CHAMBER, MEMORIAL HALL, FRESHWATER.

**PRESENT:** Councillors E Cox (Chair) J Medland, D James, B Hobbs, B Hinton MBE, C Bray, A Bamford, G Kennett and C Jarman.

Members of the Public: 12  
Clerk: H Rowell

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### 1. **APOLOGIES:**

Councillors N Thomas, E Roberts and D Hicklin.

### 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 applications: **23/01279/FUL. Land rear of the Annexe Brambles off Colwell Road, Freshwater.** And **23/01372/RVC. Mountfield Holiday Park, Norton Green, Freshwater.** Cllr James also declared a non-pecuniary interest in **22/00634/FUL. Land At And Adjoining Fort Victoria Pier, Westhill Lane, Yarmouth.**

Cllr Bray declared a non-pecuniary interest in **23/01279/FUL. Land rear of the Annexe Brambles off Colwell Road, Freshwater.**

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

Members of the public spoke in respect of **22/00634/FUL. Land At And Adjoining Fort Victoria Pier, Westhill Lane, Yarmouth.**

### 4. **TO AGREE THE MINUTES OF LAST MEETING HELD ON 15<sup>th</sup> August 2023**

The minutes of the meeting held on 15<sup>th</sup> August 2023 (having been circulated) were agreed, (CB/AB).

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

#### **Approvals**

**23/01014/HOU. The Paddock, Manor Road, Freshwater.**

Demolition of porch; proposed single storey rear extension; alterations.

**23/01026/HOU. Longlands Copse Lane, Freshwater.**

Demolition of single storey extension; proposed two storey extension.

**Refused.**

**23/01107/OUT Land Rear of Old Coastguard Cottages, Coast Guard Lane, Freshwater.**

Outline for tourism development of four cabins (revised scheme)

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

**22/00634/FUL. Land At And Adjoining Fort Victoria Pier, Westhill Lane, Yarmouth.**

Proposed Pier Restoration and Shellfish and Fish Landing and Processing Facility, Oyster Nursery, Flexible/Mixed Use Open Space: Proposed Five Detached Dwellings and Associated Infrastructure and Amenities (readvertised application).

It was unanimously agreed to ask Cllr Spink to call in the application as there is a clear conflict of interest with the Isle of Wight of Council in respect of the car park.

Freshwater Parish Council unanimously objected to the application for the following reasons:

- Fort Victoria and surrounding land is an iconic and cherished land and sea-scape. The scale of the buildings proposed on the pier together with the 5 houses on the sea-shore would compromise the view of this iconic landmark from both land and sea.
- Fort Victoria is a listed building; the size and scale of the proposed development would cause significant harm to this heritage asset.
- There is no 'local need' for 5 large market value houses: This is contrary to SP1 and further will have an urbanising effect on a rural area.
- The market housing, in view of size and location is likely to be expensive and not affordable by Islanders. Further, it will exacerbate pre-existing demographic imbalance together with the plethora of second homes.
- The development site on which the 5 market houses are to be situated is a designated open space by the 2012 Island Plan. Granting permission would, therefore, be in contravention of the development plan.
- The Applicant's traffic flow assessment is flawed, in that it makes no allowance for the traffic that will be generated by the revised plans for the pier in particular a marquee which will host inter alia wedding receptions. The suggestion that guests are likely to walk is unsupported by evidence and would involve walking along Westhill Lane which is unlit, devoid of a footpath, and narrow contrary.
- Accessing the local bus service would require walking the same route as above. as detailed by Cllr Spink in his report.

In addition, Freshwater Parish Council reinforces their comments made previously: It is not in keeping with the area and or sympathetic to the structure of the Fort, the plans are out of scale, type of dwellings proposed are against the Freshwater Neighbourhood Plan, over development of the site, it is an unsustainable use of a brownfield site and will dramatically change the area. Concerns were also raised about the impact on existing local hospitality businesses.

There is no evidence of the structural integrity of the pier without a structural engineer proving that it is sound.

The sequential test has failed, and the subsequent argument is not valid, and attention needs to be drawn to the strength of the tidal race.

Freshwater Parish Council requests a Parking Planning Assessment is completed to determine whether or not the car park can cope with the additional parking.

Freshwater Parish Council does not believe that the pier needs to be saved as it has never had public access.

**23/01214/FUL 17 School Green Road, Freshwater.**

Continued use of first floor as two self-contained living units.

Freshwater Parish Council objects to this application, with one abstention as this is a sub-standard dwelling, creating unacceptably small living spaces. This will also cause a fire risk in a building with a commercial kitchen. Attention needs to be drawn to the fact that this is a retrospective application which is a recurring issue with this property.

**23/01279/FUL. Land rear of The Annexe Brambles off Colwell Road, Freshwater.**

Proposed 2 residential dwellings (revised scheme)

Cllr James left the room for the discussion of this application.

Freshwater Parish Council object to this application with 2 abstentions, we are in support of the objections from Rights of Way, and the application is contrary to 7a in the Freshwater Neighbourhood Plan. The management of the foul water has not been addressed in the application.

**23/01372/RVC. Mountfield Holiday Park, Norton Green, Freshwater.**

Variation of conditions 2,7,8,9 and 10 on 20/00779/FUL to allow alterations to design of plots 4 and 5 and access.

Cllr James left the room for the discussion of this application.

Freshwater Parish Council objects to this application and are in support of the comments from Island Roads.

**23/01352/HOU. 15 Golden Hill Fort, Colwell Road, Freshwater**

Proposed door.

Freshwater Parish Council had no objections to this application.

**23/01353/LBC. 15 Golden Hill Fort, Colwell Road, Freshwater**

Listed Building Consent for proposed door.

Freshwater Parish Council had no objections to this application.

**23/01432/ CLEUD. Kingsfield, Copse Lane, Freshwater.**

Lawful Development Certificate for continued use of dwelling unrelated to agriculture

Freshwater Parish Council recognise that they cannot object to this application as the applicant has met the statutory breach of conditions, however there is no evidence that the applicant ever attempted to prove the property was not needed for agricultural purposes. The Parish Council regret that some of these properties have been lost to the agricultural community. Therefore, we neither support nor object to this application.

7. To discuss planning application approvals in Freshwater.

It was proposed that the Chair and Vice Chair of the Planning Committee meet to discuss how this is moved forward.

Planning Meeting Closed 7.48pm.