



FRESHWATER PARISH COUNCIL

Clerk's office 01983 752000

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 20th AUGUST 2024 AT 6.45PM IN THE SMALL HALL/COUNCIL CHAMBER, MEMORIAL HALL, FRESHWATER.

PRESENT: Councillors A Bamford (Chair), T Armstrong, C Bray, E Cox (left the meeting between 7.35-8pm), B Hobbs, D James, C Jarman, G Kennett, N Thomas F Turan, W Whyte

Members of the Public: 80

Clerk: M Gardiner

1. **APOLOGIES:** Councillors D Hicklin and B Hinton MBE
2. **TO INVITE CLLRS TO DECLARE ANY INTEREST THEY MIGHT HAVE IN THE MATTERS ON THE AGENDA.**
Councillor Armstrong declared an interest in 24/00993/OUT Heathfield Farm Camp Site as his property's garden abuts the intended site.
3. **TO INVITE MEMBERS OF THE PUBLIC TO SPEAK ON A PLANNING APPLICATION ON THE AGENDA, AT THE CHAIRMAN'S DISCRETION.**
Comments were shared with Councillors.
The IW County Press were in attendance.
(Cllr Cox left the public section of the meeting at 7.35pm until 8pm)
4. **TO AGREE THE MINUTES OF LAST MEETING HELD ON 6th August 2024.**
The minutes of the meeting held on 6th August 2024 (having been circulated) were agreed with an amendment- Agreed (Cllr Thomas abstained).
5. **UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.**
24/00910/HOU 3 Parkway Freshwater Isle of Wight PO40 9DQ
Demolition of porch; Proposed porch; new cladding to front elevation.
Granted
6. **PLANNING APPLICATIONS TO BE DISCUSSED (AT TIME OF SENDING OUT NOTICE):**

24/00993/OUT Heathfield Farm Camp Site
Outline for proposed mix use development comprising 57 dwellings, 12 residential flats and retail floorspace with associated road infrastructure and parking provisions.

Proposal: **It was proposed that we object to this application due to a number of significant issues including:**

- LACK OF CONVINCING DRAINAGE
- THE IMPACT ON WEST WIGHT TOURISM
- THE LACK OF EVIDENCE FOR THE IMPACT ON LOCAL RETAIL
- THE LACK OF ARCHAEOLOGY STUDIES
- OVER DEVELOPMENT AND LACK OF PLAY AREAS
- CONCERNS OVER LIGHT POLLUTION AND THE LOCATION OF THE RETAIL ON A RESIDENTIAL AREA AND NOISE
- THE IMPACT OF THE LOSS AMENITY TO THE NEIGHBOURING RESIDENTS.
- TO INCLUDE ENDORSEMENT OF THE CPRE CONCERNS OF THE DEFICIENCY OF A RETAIL SEQUENTIAL TEST, DEFICIENCY OF HIGHWAY MATTERS AND A LACK OF A VISUAL IMPACT ASSESSMENT AND ENDORSEMENT OF THE ISLAND ROADS CONCERNS INCLUDING - THE IMPACT OF VEHICLE MOVEMENTS, INSUFFICIENT EVIDENCE REGARDING THE IMPACT ON THE HIGHWAYS AND TRAFFIC DISTRIBUTION, THE SAFETY OF THE VOLUME OF ADDITIONAL MOVEMENTS IN AND OUT OF THE SITE, THE ADDITIONAL PEDESTRIAN MOVEMENTS IN AND OUT OF THE SITE AND THE SAFETY THEREOF AND THE INSUFFICIENCY OF REFUSE AND EMERGENCY VEHICLE TURNING.

(WW/CJ) – (Cllr E Cox abstained as she did not believe the proposal was clear and transparent).

Cllr Whyte proposed that a covering letter be included with the comments which should emphasise the public attendance and concerns. To include – if the council is minded to approve this application we need to discuss the 106 monies.

Also, a letter to the relevant ward Cllr (Peter Spink) stating that if the council is minded to approve the application that he calls it in.

Additional Comments:

Cllr Cox: Affordable housing is segregated and not mixed.

The DIPS lists allow for 70 houses on this site – this application is for 69 plus retail space.

Cllr Bray: Lack of suitable paving/barriers and screens.

Cllr Hobbs: Hedges and wildlife corridor should be maintained.

Cllr Thomas: concerns regarding access to the bus stop. Lack of employment opportunities.

Cllr Kennett: concerns regarding the safety of exits and overcrowding.

Cllr Turan: Drainage – Headon Rock is impermeable.

Planning Meeting Closed 8.50pm