



# FRESHWATER PARISH COUNCIL

Clerk's office 01983 752000

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## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 17<sup>th</sup> DECEMBER AT 6.45PM IN THE SMALL HALL, MEMORIAL HALL, FRESHWATER.

**PRESENT:** Councillors A Bamford (Chair), T Armstrong, E Cox, B Hinton MBE, D James, C Jarman, K Sloan-Murphy, F Turan, N Thomas and W Whyte

Members of the Public: 30

Clerk:

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### 1. **APOLOGIES:**

Councillors: Cllrs T Armstrong, D Hicklin, B Hobbs, N Thomas, F Turan.

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

Cllr Hinton declared a non pecuniary interest as The Albion Hotel have previously sponsored an event at Dimbola.

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

**24/00993/OUT Heathfield Farm Camp Site, Heathfield Road, Freshwater, Isle of Wight**  
Outline for proposed mix use development comprising 50 residential dwellings, 10 residential flats/maisonettes and retail floorspace with associated road infrastructure and parking provisions (additional information relating to air quality, ecology and revised indicative plans) (revised description) (readvertised application).

### 4.

Public Comments:

(JC)(LM) – Paving surrounding the development is inadequate/lacking.

(JN) – The revisions are irrelevant when the original drainage plan is flawed and non-compliant. The original site plan has no indication of the current water table which is vital to assess drainage capacity and capability. There has been no site-specific risk assessment on drainage (NPPF states is vital). The IW Flood Risk Assessment identifies Freshwater as an area unsuitable for SUDS and the proposed development has swales and attenuation tanks that won't work due to the impermeable bedrock.

(TP) No feedback or comments from Southern Water or local authority regarding flood risk. Drainage plan is inadequate and requires more detail.

(PK) Concerned about road safety in accessing his own property due to the location of the site entrance.

(SF) Concerned about road safety and the uplift in traffic – the local demographic is mainly elderly with mobility issues. The additional retail space is contrary to FPC Neighbourhood plan. (extending retail outside of its current area).

(AF) Concerned at the loss of hospitality area.  
(DW) Concerned about the strain on local infrastructure.

4. **TO AGREE THE MINUTES OF MEETINGS HELD ON 3<sup>rd</sup> December 2024**  
The minutes of the meeting held on 3<sup>rd</sup> December 2024 (having been circulated) were agreed, (AB / EC).

5. **UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.**  
**Approvals**  
**24/01469/FUL Star Cottages, Camp Road, Freshwater**  
Change of use of garage to office use. Granted.

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

**24/00993/OUT Heathfield Farm Camp Site, Heathfield Road, Freshwater, Isle of Wight**  
Outline for proposed mix use development comprising 50 residential dwellings, 10 residential flats/maisonettes and retail floorspace with associated road infrastructure and parking provisions (additional information relating to air quality, ecology and revised indicative plans) (revised description) (readvertised application).

(See public comments)

Proposed: To object for the following reasons:

The retail application is contrary to the Neighbourhood plan and extends the retail sector outside of its current area and we should request the retail impact statement.

To comment in support of Jerry Willis' comments and request further information regarding a tree/hedge report.

We cannot pass comment on the number of residential dwellings without further information on the drainage strategy.

Public Rights of Way – there is a reliance on the development to the west of the site that is yet to meet the conditions set as part of the legal agreement and we are concerned that the land east of birch close is being used to support this application.

Given that Island Roads acknowledge that there is an issue with the current design, that this cannot be left to reserve matters and such critical issues regarding pedestrian safety, access to bus stops, sheltered housing etc should be resolved now.

To support the mitigations proposals for the air quality appraisal.

Concerns as to when the bat survey reports were done as they were carried out at a sub optimal time.

The application is for 50 + 10 dwellings so the design access statement is for 63 dwellings so is incorrect.

Drainage is so critical to this site that it will influence the design and layout and cannot be seen as a separate issue.

Integrated care board – Significant concerns regarding the comments made by the NHS Integrated Care Board as the information given is out of date as it doesn't include the revised figures from the revised application and that any monies raised must be ring fenced for the community where the development is taking place. FPC should write to them to highlight that their consultation response was vague and not very helpful for West Wight Primary Care and that any monies raised should remain within the village.

**24/21492/LBC Afton Farm House, Newport Road, Freshwater, Isle of Wight,  
PO40 9UE**

Listed Building Consent for removal of roof tiles, battens and felt and replacement with new like for like roof tiles, battens and felt.

Proposed: To support the application (EC/BH)

**24/01772/FUL Albion Hotel, Freshwater Bay, Gate Lane, Freshwater, Isle of  
Wight, PO40 9RA**

Removal of bin store; new entrance to restaurant and bar, proposed external kitchen store.

Proposed: To support the application (EC/WW)

- 7 **DEFIBRILLATOR** – Totland Parish Council have informed us that the defibrillator is decommissioned.

Proposed: to investigate if the defibrillator is part of the Isle of Wight Defibrillator scheme or another arrangement set up by TPC.

Planning Meeting Closed 8.10pm.