



FRESHWATER PARISH COUNCIL

Clerk's office 01983 752000

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 3rd JUNE 2025 AT 6.30PM IN COUNCIL CHAMBER, MEMORIAL HALL, FRESHWATER.

PRESENT: Councillors Cox (Chair), Bamford, Betts, Hinton, Hobbs, Jarman, Pakel, Seely, Turan, Whyte.

Members of the Public: 5

Clerk: K Gibson

1. TO ELECT THE VICE CHAIR OF PLANNING.

The Planning Committee Terms of Reference do not allow for the voting of a Vice Chair of the Committee outside of the Annual General Meeting.

2. APOLOGIES: Councillors Armstrong and Whistance.

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

None were given.

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

The applicant for 25/00668/HOU 13 Meadows Way spoke and explained his planning application.

5. TO AGREE THE MINUTES OF MEETING HELD ON TUESDAY 13th MAY 2025 – AGREED (CJ/AB)

6. UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.

25/00564/TW Rose Cottage, Norton Green, Freshwater Isle of Wight
Felling of Apple Tree (T1) – **NO OBJECTION**

25/00503/TW The Thatch, Middleton, Freshwater Isle of Wight

Amendment to proposed works received 20.05.25: T1; Sycamore: Prune crown back to previous pruning points and its overall height to be reduced to 1-1.14 meters. T2; Ash; Remove two lower limbs overhanging garage and other minor infected limbs as necessary. T3; Ash Remove lowest limb overhanging border. T4; Ash; Reduce lowest limb with cavity on west side of tree by approx. 3 meters. – **NO OBJECTION**

25/00521/HOU Westward, Afton Road, Freshwater Isle of Wight

Demolition of garage; proposed single story side extension to form home gym and utility; alterations to roof to include new roof windows and roof light. – **GRANTED**

25/00393/HOU – Sunset Beach, Madeira Lane, Freshwater Isle of Wight

Retention of fence on front and side boundary. – **REFUSED**

25/00379/HOU – Links View, The Square, Freshwater Isle of Wight

Proposed single story side/front extension to form exercise pool and lift shaft; alterations to include solar panels and new ramp to back door. – **REFUSED**

Planning Appeal Ref: APP/P2114/W/25/3360234 - Beauvale, Willmingham Lane, Freshwater, Isle of Wight PO40 9UQ

The appeal is allowed and prior approval is not required under the provisions of Article 3(1) and Schedule 2, Part 4, Class BC of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for Class BC prior notification for temporary campsite on the same land as class B temporary camping in association with a festival at a different time of year at Beauvale, Willmingham Lane, Freshwater, Isle of Wight PO40 9UQ in accordance with the details submitted under Council reference 24/01796/4BCPA. – **APPEAL ALLOWED**

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

25/00668/HOU. 13 Meadows Way, Freshwater.

Proposal to support the application with the proviso requesting a legal condition that requires the outbuilding remains ancillary to the main building and is not used for overnight stay or occupancy. – **AGREED (BH/AB)**

25/00677/HOU. Marshlands, Afton Road, Freshwater.

Proposed new garage, landscaping and formation of vehicular and pedestrian access

Proposal to object to the application on the following grounds.

The proposed position of the garage as detailed in the supplied drawings shows the garage would be built forward of the principal elevation of the house. Marshlands is a Victorian detached house in a conservation area and the development would disrupt the established character and appearance of the house within its setting and impact the wider conservation area, as it would be perceived as overly dominant and out of place. It would be a jarring addition which would clash with the established aesthetic, due to the forward position.

The proposed materials for the garage mean that the ancillary building would be different in appearance to Marshlands. Marshlands has terracotta roof tiles, the first floor level is white painted render and the ground floor has the appearance of white painted brick. In order to preserve the integrity of the conservation area and not to be out of keeping with the area the materials used for the garage should be similar in appearance to Marshlands, either by matching or being complimentary. - **AGREED (CJ/SB)**

25/00698/FUL. Sunset Beach, Madeira Lane, Freshwater.

Demolition of conservatory, garage and lobby; proposed single storey side extension; proposed single storey rear extension; proposed dormer windows on side elevations and alterations to include cladding (revised scheme)

Proposal to support the application with no comment given. - **AGREED (BS/FT)**

25/00706/FUL Old Golf Club House and Wyndways, Afton Down, Freshwater.

Proposed alterations and extensions including new roof, dormer window, new double garage, landscaping, new external finishes to combine the two properties into one single dwelling house.

Proposal to object to the application on the following grounds.

The design is unbecoming to the site and out of keeping with the area. There is a loss of one dwelling to the area. The plan does not do anything enhance the character of the area overall. It is commented that the Parish Council whilst objecting to this application, would welcome the applicant coming forward with a revised plan more sensitive to the environment.

- **AGREED (CJ/BH)**

8. CONSIDERATION OF 106 MONIES GUIDANCE AND EXAMPLES BY COUNCILLORS.

This item will be deferred to next planning meeting 17th June 2025 in order for Councillors to review the document. It was agreed the Clerk will resend the minutes from the Planning Meeting when the Council last considered 106 monies.

9. TO AGREE ALTERATIONS TO THE PLANNING COMMITTEE TERMS OF REFERENCE.

This item will be deferred to next planning meeting 17th June 2025 in order for Councillors to have additional time to review the document. **AGREED**

Meeting closed 7.20pm