

Freshwater Parish Council
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**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 5TH AUGUST 2025 AT 6.30PM IN THE COUNCIL CHAMBER,
MEMORIAL HALL, FRESHWATER**

Present: Councillors Cox (Chair), Armstrong, Bamford, Betts, Cameron, Chaucer, Hinton, Pakel, Turan, Whistance, Whyte

Clerk: K Gibson

Minutes Secretary: M Gardiner

Members of the public: 8

1. **Apologies:** Councillors Hobbs, Jarman, Seely
2. **To invite Cllrs to declare any interest they might have in the matters on the agenda.**
None
3. **Invite members of the public to speak on a planning application on the agenda, at the Chairman's discretion.**
One member of the public spoke on application **25/00793/FUL**.
4. **To Agree the Minutes of the last meeting held on Tuesday 15th July 2025 – AGREED**
5. **Updates from last meeting and IWC Planning Decisions.**

25/00706/FUL Old Golf Club House And Wyndways Afton Down Freshwater Isle Of Wight PO40 9TZ Proposed alterations and extensions including new roof, dormer window, new double garage, landscaping, new external finishes to combine the two properles into one single dwelling house – **GRANTED**
6. **Planning applications to be discussed (at time of sending out Notice): 25/00793/FUL.** Shorefield House, Madeira Lane, Freshwater. Proposed dwelling; formation of access onto Seaview Road.

It was proposed that Freshwater Parish Council recommend refusal of this application – **EC/BH AGREED**

It was proposed that Freshwater Parish Council submit the following comments (to include a summary of the comments made by the public as shown on the Local Planning Authority Website at the time of the meeting which the parish council report).

- I. Freshwater Parish Council recognises the significant local interest in this application and the public concern this development would bring to this location. It supports the concerns raised by the public and the recommendations of Island Roads, Rights of Way and The Badger Trust. **EC/DW AGREED**
- II. The development will be out of synch with the existing building line and the application is outside of the development envelope for the area. In 2016 the Local Planning Authority advised that there should be no development forward of the building line to preserve open space on the coastline. **EC/BC AGREED**
- III. The application supporting information is inaccurate and incomplete. It gives an inaccurate picture of the level of impact on neighbouring properties including Seaglass House and Beach Bank. **EC/FT AGREED**
- IV. The Council is concerned that the development would have an unacceptable impact on the footpath network: to footpaths F17a, F69 and the Coastal footpath. The Council believes that any additional vehicle movements on the footpath network would deter the public from using the network and increase the risk to the public during and after the development. **EC/BC AGREED**
- V. The Council is concerned as to the loss of amenity to neighbouring dwellings. **WW/EC AGREED**
- VI. The Council is concerned about the lack of assessment of pedestrian flow or mitigation to protect walkers/tourists.
- VII. Lack of adequate landscaping plan.
- VIII. There is no evidence that the applicant has addressed any of the very serious concerns regarding surface water with regard to the flat roof, lack of attenuation and the driveway and its impact on the road/cliff and surrounding area.
- IX. There is insufficient parking for construction vehicles.
- X. The application fails to show a relevant mature oak tree that will be impacted by the development.

- XI.** The proposed development is within a known subsidence risk area.
- XII.** The Council is concerned at the light impact on neighbouring properties.
- XIII.** Lack of Hydrogeological/Technical Surveys
- XIV.** The application fails to demonstrate how it will enhance the character of the area, which is a requirement of the Island Planning Strategy (SP1) and the Freshwater Parish Council Neighbourhood Plan.

It was proposed that the Clerk submit the comments as recommended by the Planning Committee to include the summary of public comments provided by the Councillor Cox. **EC/DW AGREED**

Public Comment Summary:

1. Madeira Lane is a private road and not a public adopted highway, concern that any additional damage requiring repairs would have to be funded by Madeira Lane residents
2. Madeira Lane is a narrow lane used by many pedestrians, dog walkers, families with children, ramblers and holiday makers. The increase in traffic would be detrimental to their safety on what is an increasingly popular route.
3. Disruption to the badgers and the badger sett at the end of Madeira Lane and on the beginning of Sea view Road.
4. Concerns for the instability of the ground from the proposed development site, the access road and the sea, soil erosion and cliff falls are a regular occurrence.
5. The increased development of the land that was originally owned by the owners of Shorefield House has created a loss of natural drainage which all undeveloped land allows, localised flooding has increased, and any new development would worsen the situation.
6. The development would be outside of the build line.
7. The development is unnecessarily crammed into the corner of the land owned by the applicant.
8. There is a need for an up-to-date soil/ground stability report.
9. Unacceptable increase in the housing density within the locality.
10. Loss of amenity to the neighbouring Beachbank property .
11. Inaccurate plans have been submitted detailing the neighbouring property Sea Glass House, and the distance between the existing Sea Glass House and the proposed development.
12. Inaccurate details of existing trees and hedging have been supplied by the applicant.
13. The applicant does not own the land which is required for the visibility splays.
14. Unstable cliff, lack of surface water run off management.

15. Sewage capacity in the area is already at a maximum capacity level.
16. The site is a greenfield site and will not provide affordable housing.
17. Loss/reduction of an important wildlife corridor.
18. No plans to improve the road surface on Sea View Road to help maintain its stability to cope with increased traffic.
19. Lack of study/assessment to determine pedestrian levels and associated risks.
20. The proposed development is out of keeping with any of the surrounding properties and would not enhance the visual appearance of the area.
21. Loss of amenity including privacy to neighbouring properties due to overlooking and proximity of the proposed development.
22. Lack of an appropriate drainage plan.
23. Need for ground penetrating radar survey to ensure budget sett not damaged or badgers are not adversely affected by the development and subsequent increase in vehicle journeys.
24. The site is outside of the build development envelope.
25. Backyard development.
26. unacceptable visual intrusion.
27. Seaview Road narrows to a single narrow track incorporating a blind bend.

25/00975/HOU. The Haven, Camp Road Freshwater. Proposed single storey rear/side extension (revised description)(readadvertised application)
It was proposed to make no objection. **BH/AB AGREED**

25/01002/FUL. 7 Chine Close, Freshwater. Demolition of dwelling; proposed replacement dwelling.
Freshwater Parish Council recommends refusal of this application as the proposed development is out of keeping with the existing street scene. The development if approved would redefine the street scene and be incongruous to the location. **BH/AB AGREED**

25/00995/HOU. 15A Linstone Drive, Yarmouth. Proposed single storey rear extension.

It was proposed to make a neutral comment **WW/DW AGREED**

25/01024/ADV. Odds and Sods, Afton Road, Freshwater. Proposed mural on front elevation.

It was proposed that Freshwater Parish Council recommend the approval of the application with a condition attached to the approval that the applicant maintains the mural. **EC/BC AGREE**

7. Future Agenda Items - None