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## **MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 21st OCTOBER 2025 AT 6.30PM IN THE COUNCIL CHAMBER, MEMORIAL HALL, FRESHWATER**

**Present:** Councillors: Cox (Chair), Bamford, Cameron, Hinton, Hobbs, Jarman, Turan, Whistance

**Absent:** Councillors: Armstrong & Seely

**Clerk:** M Gardiner

**Members of the public:** 3

- 1. APOLOGIES:** Councillors Betts, Chaucer, Pakel & Whyte
- 2. DECLARATIONS OF INTEREST:** To receive any declarations of pecuniary or non-pecuniary (personal) interests relating to items on the agenda.

Councillor Cox declared a non-pecuniary interest interest in item 6 as she has previously objected to the application. Councillor Cox agreed to Chair item 6 but will not take part in the discussion or vote. (Affirmed by the full planning committee).

Councillors Cameron, Jarman, Turan and Whistance declared non-pecuniary interests in item 6 as they had all previously commented on the application.

- 3. MINUTES:** To agree the minutes of the meeting held on 7<sup>th</sup> October 2025 (having been circulated to Councillors) – **AGREED ((CJ/DW)**
- 4. INVITE MEMBERS OF THE PUBLIC TO SPEAK ON A PLANNING APPLICATION ON THE AGENDA, AT THE CHAIRMAN'S DISCRETION.**  
2 members of the public spoke regarding planning appeal: 6000681 – Birch Close (item 6).
- 5. UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.**

**25/01120/FUL Afton Stables, Newport Road, Freshwater, Isle of Wight**  
Change of use and alterations to stable buildings to provide additional accommodation to the existing dwelling, including new gable, changes to roof windows and new dormer windows. **GRANTED**

**25/01158/HOU Pen Y Bryn, Greystones Lane, Freshwater, Isle of Wight, PO40 9TX**

Proposed replacement porch; alterations to fenestration; new balcony.

**GRANTED**

**25/01132/HOU 2 Guyer Cottages, Blackridge Road, Freshwater, Isle of Wight, PO40 9QJ**

Formation of new window opening on side elevation. **GRANTED**

**25/01210/LBC Golden Hill Fort, Colwell Road, Freshwater, Isle of Wight, PO40 9RU**

Listed Building Consent for repointing works to repair existing and missing mortar; Window lintel and cill works include proposals to investigate lintel and cill defects. **GRANTED**

**25/00404/FUL 32 Solent Gardens, Freshwater, Isle of Wight, PO40 9PN**

Proposed alterations and two storey side extension to form end of terrace dwelling. **GRANTED**

#### **APPEAL DECISIONS**

**REF: APP/P2114/X/24/3342430 (APP: 24/00116/CLEUD) – DISMISSED**

**REF: APP/P2114/D/25/3368875 (APP: 25/00393/HOU) – DISMISSED**

#### **6. PLANNING APPEAL NOTICE – APPEAL REFERENCE: 6000681 LAND TO EAST OF BIRCH CLOSE AND NORTH OF SOLENT GARDENS, FRESHWATER, ISLE OF WIGHT**

Appeal application of the above planning application to be discussed as per the appeal notice.

It was proposed to collate and submit the comments submitted by Councillors Cameron, Jarman and Turan with the additional rider:

We are not aware of the date of applicability on appeals, particularly on appeals on conditions which no longer exist because the original planning application no longer exists.

Multiple enforcement actions have already taken place.

Loss of natural and irreplaceable habitat.

Supplementary comments: It should be noted that there are multiple applications regarding multiple appeals running concurrently, all of which are invalidated for the reasons mentioned above (expiry of the principal application).

**(CJ/BH) AGREED**

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

**25/01267/HOU, 1 Easton Cottages, Gate Lane, Freshwater, Isle of Wight, PO40 9PY**

Proposed single storey rear extension; front porch; roof mounted solar panels on south west elevation' garden room to include office and gym.

Extension: It was proposed to support the part of the application referring to the extension/front porch and solar panels **(DW/BH) AGREED**

Garden Room: It was proposed to object to the garden room development. **(DW/BH) AGREED**

FPC requests a planning condition stating the proposed garden room and gym outbuilding must not be used for separate living or sleeping accommodation and must be used only for purposes incidental to the enjoyment of the main dwelling house. **(EC/DW) AGREED**

FPC objects to the garden room/back garden development which is an overdevelopment as the replacement building is substantially larger than the existing building. **(EC/DW) AGREED**

**8. FUTURE AGENDA ITEMS**

Future discussion regarding Mayoral Development Orders.

**9. DATE FOR THE NEXT MEETING: 4<sup>TH</sup> November 2025**

**Meeting ends at 7.15pm**