

Freshwater Parish Council Parish Office
Memorial Hall Avenue Road
Freshwater
Isle of Wight
PO40 9UU
Telephone: 01983 752000
Email: clerk@freshwater-parish.gov.uk
Website: www.freshwater-parish.org.uk



MINUTES OF AN PLANNING COMMITTEE MEETING HELD ON 18TH AUGUST 2026 AT 6.30pm IN THE COUNCIL CHAMBERS, MEMORIAL HALL, FRESHWATER

Present: Councillors Whistance, Bamford, Hobbs, Jarman, Pakel, Turan, Whyte,
Public: 8 (Councillor Cameron joined the meeting as a MOP at 6.58pm).

Absent: Councillors
Clerk: K Gibson
Minutes: M Gardiner

1. **APOLOGIES** To receive any apologies for absence.
Councillors Armstrong, Betts, Chaucer, Hinton, Seely
2. **DECLARATIONS OF INTERESTS** To receive any declarations of pecuniary or non-pecuniary (personal) interests relating to items on the agenda.

Councillor Jarman will not engage in the debate or vote on the matters relating to agenda item 6 - **26/00867/FUL** as he may have to attend a related planning committee meeting as Ward Councillor.

Councillor Turan declared a pecuniary interest in agenda item 6 - **26/00867/FUL**

The Parish Council (body) has a pecuniary interest in agenda item 6 - **26/01045/RVC Stroud Field** as the Parish Council own this land. Councillors as members of the planning committee have non-pecuniary interests in the matter.

3. **MINUTES**
To agree the minutes of the meeting held on 4th August 2026 (**PAPER A**).
(DW/BH) AGREED
To agree the minutes of the extraordinary meeting held on 11th August 2026 (**PAPER B**). **(AB/BH) AGREED**
4. **INVITE MEMBERS OF THE PUBLIC TO SPEAK ON A PLANNING APPLICATION ON THE AGENDA, AT THE CHAIRMAN'S DISCRETION.**
Five members of the public spoke on agenda item 6 - 26/00867/FUL
5. **UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.**

26/00760/FUL Bay Tree Cottage, Pound Green, Camp Road, Freshwater, Isle of Wight, PO40 9HG

Proposed change of use from self contained holiday accommodation to ancillary residential annex associated with Bay Tree Cottage **GRANTED**

26/00813/CLEUD Cape A13, West Bay Club, Halletts Shute, Yarmouth, Isle of Wight, PO41 0RJ

Law Development Certificate for continued use of holiday let as a permanent residential dwelling. **GRANTED**

26/00790/TW Barricoes, Halletts Shute, Yarmouth, Isle of Wight, PO41 0SB

T1; Monterey Cypress – Remove 3 branches and prune back tips of branches (see photos). Reason: Give clearance over the property, as well as to minimise the risk of any potential hazards. **GRANTED**

26/00865/TW 2 Afton View, Stroud Road, Freshwater, Isle of Wight, PO40 9JB

T3; Ash – Pollard to a height of 20' – 25' at the highest point. A reduction of approximately 60-70% (see attached marked photo); The part rotten branch to the right hand side of the tree will be removed completely to re-balance the tree (see attached photo); The rest of the tree branches will be cut back into an asymmetrical shape like an umbrella, complementing the pollarded height of the main trunk. Reason: Make the tree safe. **GRANTED**

26/00682/TW Land East of Car Park Moa Place, Freshwater, Isle of Wight

Amendment to proposed works (received 27.07.2026): T355; Horse chestnut tree – Reduce lower north side branch by 3m back to good growth point to reduce weight; crown lift south side to 3m. T354; Red chestnut tree – Reduce large south side limb back 5m to good growth point; crown lift south side to 3m; remove 2 lower dead branches. T353; Horse chestnut – Reduce lower south side branches by 4m to prevent snapping out, back to good growth points; crown lift south side to 3m. T352; Horse chestnut – Crown lift south side to 3m, reduce over-extended limbs on north side and south side back 3-4m to main stem. T347; Horse chestnut tree – Crown lift south side to 3m and horizontal branches back to good growth points. T348; Red chestnut tree – Reduce southside horizontal branch by 4m and westside branch towards the bridge by 4m to good growth points; crown lift south side to 3m. **GRANTED**

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

26/01045/RVC Stroud Recreation Ground Stroud Road Freshwater Isle of Wight

Variation of conditions 2, 6 and 12 on 23/01636/FUL to allow for a revised layout

It was proposed to approve the application (CP/FT) **AGREED**

26/00867/FUL Land to the East of Birch Close and North of Solent Gardens, Freshwater, Isle of Wight

Residential development comprising of 44 dwellings with access from Birch Close; access roads, parking and landscaping.

It was proposed to object the application on the following grounds. **(DW/AB) AGREED**

Planning Application 26/00867/FUL

Land east of Birch Close and north of Solent Gardens, Freshwater

Freshwater Parish Council **OBJECTS** to planning application 26/00867/FUL for the following reasons:

Summary

- The application fails to demonstrate a safe, workable, and sustainable site specific drainage strategy dealing with both surface and ground water.
- The proposed development presents severe highway safety and layout deficiencies.
- The density and layout of the proposed development is out of character with that of the neighbouring Birch Close and surrounding areas.
- This site is mentioned in the Freshwater Parish Council flood risk assessment and community plan.

Drainage Strategy

The Parish Council's principal concern is that the application has not satisfactorily demonstrated that the proposed development can be accommodated without increasing existing surface-water flood risk, property flooding and pressure upon foul drainage infrastructure.

This is particularly important because the evidence available now is materially different from that which existed when the earlier application on this site was considered. Since that time there have been repeated incidents of flooding affecting properties around **Birch Close and Colwell Road**. Concerns have arisen regarding alterations to the ditch and drainage arrangements associated with the site; deficiencies have been identified in the previous drainage strategy; and Island Roads has now explicitly confirmed that surface water from the development cannot be discharged into the highway drainage system – *“It should be noted that surface water drainage cannot be connected to the highway drainage system and reference to this should be removed from the plan.”*

The field behind Birch Close lies higher than the surrounding residential properties. Following alterations to the land and drainage arrangements, neighbouring properties have experienced flooding. The Council is aware of an incident in which the volume and weight of floodwater caused substantial damage to a garden retaining wall.

These are therefore no longer simply theoretical or modelled flood risks.

Flooding has actually occurred.

The Road layout incidentally shows water flow directions but does not formally acknowledge cumulative runoff impacts on adjacent properties.

Also greenfield runoff figures are non-site specific and ignore runoff impacts on adjacent properties.

The Parish Council is particularly concerned about alterations already made to the ditch, land levels and drainage arrangements associated with the site, which have disturbed the direction and volume of surface and ground water flows, contributing to the flooding experienced.

The Parish Council considers that the flooding which has occurred since the previous application must be given significant weight when determining the present proposal.

Geology, soil conditions and infiltration

The underlying geology and soil conditions are also directly relevant to the drainage assessment as highlighted in the Isle of Wight Level 1 SFRA (2018) 3.4.6 Osborne and Headon Beds (Freshwater).

The site lies within the clay-rich geological sequence found across this part of West Wight. The local geology includes substantial deposits of clay, silty clay and silt, with more limited sand layers.

More importantly, information considered in relation to the previous proposed development identified a **high clay content within the soils** and advised against reliance upon natural infiltration as the primary means of disposing of surface water.

This is a material consideration because clay-rich soils generally have relatively low and variable permeability. During prolonged or intense rainfall, the ability of the ground to absorb additional water can therefore become limited, increasing the potential for saturation, ponding and surface runoff.

The Parish Council does not suggest that every part of the field is uniformly impermeable. However, the previous acknowledgement of high clay content means that the applicant should not assume that infiltration will provide a reliable solution without current, site-specific infiltration testing undertaken in accordance with the appropriate drainage standards.

Foul drainage and existing sewer capacity

The Parish Council is also concerned about the capacity of the foul sewer network serving this part of Freshwater.

On 16 June 2026, the Isle of Wight Council and Southern Water published a joint position concerning wastewater infrastructure and new development on the Island.

That statement included a commitment that Southern Water:

“will not support or facilitate new connections unless the necessary capacity upgrades are identified, funded, scheduled and delivered first.”

The Parish Council considers that this commitment should be specifically addressed in determining application 26/00867/FUL.

Cumulative drainage impact

The Parish Council considers that the drainage impacts of this development must also be assessed cumulatively.

The relevant question is not simply whether individual drainage components work in isolation. The Local Planning Authority must consider the combined effects of:

- additional impermeable surfaces created by the development;
- clay-rich and potentially poorly infiltrating ground;
- altered ditch and drainage arrangements;
- changes in land levels;
- existing surface-water runoff from the wider area;
- existing flooding affecting Birch Close and Colwell Road;
- the inability to discharge surface water into the highway drainage system;
- existing foul sewer capacity; and
- the additional loading generated by 44 new dwellings.

Taken together, these factors create a materially different drainage context from that considered when the earlier planning proposal was originally assessed.

Highway Safety and Layout

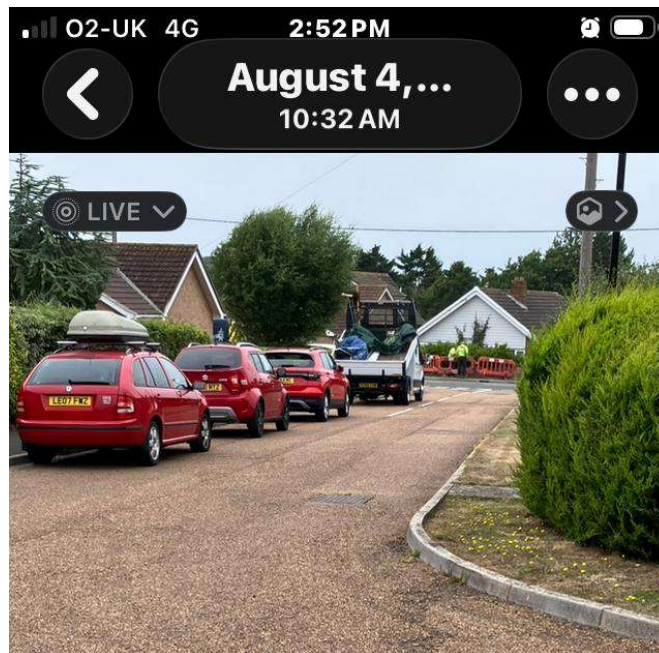
The Island Roads Representation for this application is useful, however the Parish Council would dispute their findings relating to available parking spaces as Colwell Road is often constricted due to parked cars, delivery vans and utility vehicles. Similarly Birch Close is often used as a parking area for the Church,

beach, etc. Please see attached image taken on Sunday 16th August showing



the parked cars on Colwell Road:

And this one taken on Birch Close itself on 4th August



Housing Density

The Birch Close development currently has 7 single storey bungalows on an area of roughly a third of that of the proposed development of 44 homes.

The Parish Council feels that the density of housing on the proposed development is not appropriate in this location, is at odds with the surrounding housing and is in breach of the draft Island Planning Strategy Policies C1(b) and C1(c).

Loss of and lack of Amenity

The quality of design of this development is inadequate and not only is it not in keeping with the housing density in this area, it is creating a poor space overall which results in parallel only parking, insufficient plot sizes, lack of communal amenity space and visual/screening to prevent overlooking of lower lying homes along Colwell Road. All of the houses in Colwell Road which border this development will be affected by being overlooked by the proposed neighbouring properties.

In addition the design of the water attenuation is of poor quality, the ponds are tucked away and do not form part of the landscape when they could have been made into a feature for the community living here.

Lastly the Parish Council feels it must restate a fact the LPA is already aware of, that residents in surrounding properties are already experiencing flood damage to properties and sewage contaminated flooding on a regular basis often rendering basic sanitisation unusable during these events. This is simply not acceptable and will only be made worse should this development be allowed to take place.

7. FUTURE AGENDA ITEMS

Flood risk/plans

8. DATE OF NEXT MEETING: 1st September 2026

Meeting ends at: 19.25pm