



FRESHWATER PARISH COUNCIL

Clerk's office 01983 752000

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 3rd May 2022 AT 6.45PM IN THE COUNCIL CHAMBER, MEMORIAL HALL, FRESHWATER.

PRESENT: Councillors G Cameron (chair), A Bamford, B Hinton MBE, C Bray, D James, E Cox, C Jarman, L Becker, B Hobbs, J Medland, N Thomas, D Hicklin and K Fosbury.

Members of the Public: 9 including Cllr Peter Spink

Clerk: H Rowell

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1. **APOLOGIES:** Councillor G Kennett
 2. **TO INVITE CLLRS TO DECLARE ANY INTEREST THEY MIGHT HAVE IN THE MATTERS ON THE AGENDA.**
Cllr James declared an interest in **22/00634/FUL Land at And Adjoining Fort Victoria Pier, Westhill Lane, Yarmouth**, and left the meeting during the discussion of the Item.
 3. **TO INVITE MEMBERS OF THE PUBLIC TO SPEAK ON A PLANNING APPLICATION ON THE AGENDA, AT THE CHAIRMAN'S DISCRETION.**
7 members of the public wished to speak on **22/00634/FUL Land at And Adjoining Fort Victoria Pier, Westhill Lane, Yarmouth**. The Chairman agreed that they could make their representation when the item was discussed on the Agenda.
 4. **TO AGREE THE MINUTES OF LAST MEETING HELD ON 19th APRIL 2022.**
The minutes of the meeting held on 19th April 2022 (having been circulated) were agreed, (CB /EC).
 5. **UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.**
Approval

22/00325/FUL West Penthouse, Fort Albert Monks Lane, Freshwater.
Proposed boathouse.
 6. **PLANNING APPLICATIONS TO BE DISCUSSED (AT TIME OF SENDING OUT NOTICE).**

22/00634/FUL Land at And Adjoining Fort Victoria Pier, Westhill Lane, Yarmouth.
Proposed Pier Restoration and Shellfish and Fish Landing Processing Facility Shop and Café/Restaurant; Proposed Five detached Dwelling and Associated Infrastructure and Amenities.

The public representation raised the following objections:

- “The sequential test within the Design and Access Statement does not meet the advice within the NPFF

- The Ecology Report is insufficient, in that it doesn't cover the ecology in the protected sea.
- The scheme has a visual impact on the nearby listed structure of the Fort and this has not been considered by the applicant.
- The two-storey overbearing design for the houses has a damaging visual impact on the street scene.
- The scheme would result in the loss of designated open space which is not acknowledged by the applicant.
- Concerns about the generation of traffic through a substandard junction and the impact of additional traffic along Westhill Lane.
- Inadequate parking for Unit 1
- Lack of parking provision for the café/restaurant and the fish processing.
- Concerns about the inadequate service vehicle turning area.
- Concerns about the loss of the use of the beach as a walking route
- None of the CGI images are to scale, and due to the angles of the images they are misleading.
- The plans are unclear on the detail about whether the pier piles are structurally capable of taking the weight of the restored pier and additional buildings.”

It was unanimously agreed to reject the application for the following reasons:

It is not in keeping with the area and or sympathetic to the structure of the Fort, the plans are out of scale, type of dwellings proposed are against the Freshwater Neighbourhood Plan, over development of the site, it is an unsustainable use of a brownfield site and will dramatically change the area. Concerns were also raised about the impact on existing local hospitality businesses.

A condition be placed on any plans to build that a stipulation is made that no house building can be considered until the pier has been restored.

22/00648/HOU Hill View, Bay Road, Freshwater.

Proposed single storey rear extension to form dining room/garden room.

No objections

Planning Meeting Closed 7.15 pm