



# FRESHWATER PARISH COUNCIL

Clerk's office 01983 752000

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## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 11<sup>th</sup> July 2022 AT 6.45PM IN THE SMALL HALL, MEMORIAL HALL, FRESHWATER.

**PRESENT:** Councillors G Cameron (chair), D Hicklin, B Hinton MBE, G Kennett, D James, E Cox, C Jarman, L Becker, C Bray, and K Fosbury.

Members of the Public: 20

Clerk: H Rowell

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1. **APOLOGIES:** Councillor A Bamford, N Thomas and B Hobbs  
Councillor J Medland will no longer be participating in Planning Meetings due to his role as Chairman of the Isle of Wight Council Planning Committee.
2. **TO INVITE CLLRS TO DECLARE ANY INTEREST THEY MIGHT HAVE IN THE MATTERS ON THE AGENDA.**  
None
3. **TO INVITE MEMBERS OF THE PUBLIC TO SPEAK ON A PLANNING APPLICATION ON THE AGENDA, AT THE CHAIRMAN'S DISCRETION.**  
Members of the public were present to speak about the following application **21/01552/OUT OS Parcel 0059, Camp Road, Freshwater.** Which was brought forward on the agenda to enable discussion. Comments recorded below under item 6.
4. **TO AGREE THE MINUTES OF LAST MEETING HELD ON 5<sup>th</sup> JULY 2022.**  
The minutes of the meeting held on 5<sup>th</sup> JULY 2022 (having been circulated) were agreed, (EC/LB).
5. **UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.**  
  
None
6. **PLANNING APPLICATIONS TO BE DISCUSSED (AT TIME OF SENDING OUT NOTICE).**

**21/01552/OUT OS Parcel 0059, Camp Road, Freshwater.**

Outline for a residential development comprising of 127 dwellings; access roads with a proposed junction onto Camp Road and pedestrian access point onto Victoria Road; revised description; revised plans showing removal of pedestrian access to Victoria Road, revised layout, reduction of housing to 127 units; additional information relating to biodiversity mitigation and drainage (readvertised application)

The Parish Council objected to this application with 2 abstentions for the following reasons:

- There have been little material changes

- Previous comments still apply as follows:

*The Parish Council reject this application and object to it on the following grounds:*  
**Agriculture** - this is a DEFRA Grade 2 listed site and therefore of high agriculture value. The Draft Island Planning Strategy and National Planning Policy recommend protection of such sites.

**Ecology** - we have no confidence in the validity/accuracy of the reports presented and would want to see a full ecological and other relevant reports submitted by the IWC.

**Access** - We support the valid objections by Island Roads and question the deliverability based on the track access suggested which is outside the development envelope, is privately owned and is not fit for the purpose as suggested.

**Type of housing** - the suggested housing will not meet the local housing needs of local people.

**Flooding** - the current sewage system will not cope with this additional demand. A full robust flood risk assessment needs to be completed.

**Infrastructure** - there is a lack of infrastructure to support the scale and size of development, in terms of employment and local services. There needs to be investment in sustainable employment first.

**Overdevelopment** - this is overdevelopment of the site and not in keeping with the village and neighbourhood plan. This development would lead to horizontal growth from the village centre, rather than maintaining village and community life and easy accessibility to the centre.

- Loss of pedestrian and cycle access to the site. Concerns about only one access and exit route and the health and safety implications of this.
- How does the application impact on the ecology reports?
- Flooding Risk – has consideration been given to re-routing and who will be responsible for incremental flooding as a result of the development?
- Infrastructure of the road layout – We support the recommendations made by island roads. The removal of another exit/entrance has significantly reduced the sustainability of the site for this size of development.
- All new estate roads should have cycle access and be tree lined.
- What is the management plan for the site?
- Concerns about sewage and drainage – has a full survey and drainage survey been completed.
- A full archaeological survey is requested due to the history of the site.
- Has a risk assessment been completed for the 5G mast which has been installed in the nearby football field which is very close to the proposed development?
- As part of the application there needs to be a condition that it is a requirement for a new pedestrian pavement on Camp Road.
- A query was raised about the reference to ‘commercial lighting’ what does this mean and what is the implication for the Dark Skies Status?

## **22/01098/HOU Afton Rise, Afton Down, Freshwater**

Proposed single storey rear extension; alterations to include extension to bay window; proposed garden store with artists studio.

No objections