



FRESHWATER PARISH COUNCIL

Clerk's office 01983 752000

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 15th NOVEMBER 2022 AT 6.45PM IN THE COUNCIL CHAMBER, MEMORIAL HALL, FRESHWATER.

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

Members of the Public: 20
Clerk: H Rowell

1. APOLOGIES:

Councillors G Cameron and L Becker

ABSENT:

None

2. TO INVITE CLLRS TO DECLARE ANY INTEREST THEY MIGHT HAVE IN THE MATTERS ON THE AGENDA.

Cllr D James declared an interest in 22/01855/OUT. Land Rear of Old Coastguard Cottages, Coast Guard Lane, With access off Gate Lane, Freshwater.

3. TO INVITE MEMBERS OF THE PUBLIC TO SPEAK ON A PLANNING APPLICATION ON THE AGENDA, AT THE CHAIRMAN'S DISCRETION.

The members of the public spoke about 22/01855/OUT. Land Rear of Old Coastguard Cottages, Coast Guard Lane, with access off Gate Lane, Freshwater. Their representations covered access, insufficient splay on both sides, the bus stop, conservation area, safety, increased volume of traffic and the impact on a busy intersection.

4. TO AGREE THE MINUTES OF LAST MEETING HELD ON 1st November 2022.

The minutes of the meeting held on 1st November 2022 (having been circulated) were agreed, (BH/AB)

5. UPDATES FROM LAST MEETING AND IWC PLANNING DECISIONS.

None

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

22/01925/HOU. Goldcrest, Southdown Road, Freshwater.

Proposed construction of detached triple garage with associated landscaping; alterations to include new and replacement roof finishes and pitched roof canopy over approved balcony. No objections

22/01855/OUT. Land Rear of Old Coastguard Cottages, Coast Guard Lane, With access off Gate Lane, Freshwater.

Outline for tourism development of four cabins.

Cllr James left the meeting during this agenda item.

Application was rejected with the following objections:

- The visibility splays are of key concern
- The applicant does not have ownership or control of the land to the east or west of the Gate Lane, Ocean View House access road junction.
- The design of the proposed upgrade to the bus stop is poor. An upgraded bus stop should take into account current guidance from the Manual for Streets and the Inclusive Mobility.
- The safety of users not using a motorised vehicle has not been given proper consideration. The minimum width for a footpath is 1 metre, however it is desirable for footpaths to be 2 metres wide. The inclusion of a footpath would make the road too narrow for motorised vehicles to pass along it.
- The applicant has failed to show that the scheme is deliverable should they receive outline planning permission.
- There is a lack of consideration for pedestrians, cyclists, buggies, wheelchair and/or mobility scooter users within the plan making the site unsustainable.
- The development would have a permanent and negative impact on the AONB.

Should the Council be minded to approve this outline planning application we request the following additional conditions:

- That a survey of the Ocean View House access road be made prior to the commencement of any and all works to the site.
- A traffic and transport plan for the duration of the build.
- A survey of the Ocean View House access road, be carried out on completion of the build and all restoration works be completed to the Ocean View House access road before occupation of the site is permitted.
- All site activities are limited to, Monday to Friday inclusive between the hours of 8.30 a.m and 6 p.m.

Cllr James returned to the meeting once the discussion had completed and recommendations made and requested the opportunity to clarify a point that he had overheard during the debate. The Chairman consented to this request.

Planning Meeting Closed 7.38pm.