

MINUTES OF A MEETING OF BRIGHSTONE PARISH COUNCIL PLANNING COMMITTEE HELD IN THE METHODIST CHURCH, BRIGHSTONE ON WEDNESDAY 23rd JANUARY 2019 AT 7.45PM.

PRESENT: Cllr J Cirrone (Chairman), Cllr M East, Cllr C Bridges, Cllr R. Haviland, Cllr J. Morgan, Cllr P. Adams and Cllr M Huxley

Mrs J Walker (Clerk & Registrar).

There were 10 members of the public present

1. APOLOGIES for ABSENCE.

Cllr S Roberts

2. DECLARATIONS OF INTEREST.

None declared

3. PLANNING APPLICATIONS TO CONSIDER

TCP/04554/H, P/01449/18 Land adjacent to Blanchards, Moortown Lane and between Upper Lane and Main Road, Brighstone. Approval of reserved matters on P/00966/14 for appearance and landscaping.

The Chairman outlined what the reserved matters were which effected the design, landscape and lighting. He also gave the Planning Authorities explanation of why there was a not a Detailed Planning Application to follow the Outline Planning Application granted in 2016.

The Planning authority had stated that there was sufficient detail in the original application but if changes were made to the layout there would need to be a new application.

During the discussion many of the original concerns were raised:

- Drainage : this was a major concern. Some areas of the site are permanently wet with several natural springs on the land. The siting of the pond to collect and hold the water was considered to be in the wrong place and the pond itself was not large enough. It was asked if how the water courses ran on the site had ever been surveyed.
- Surface water – the developers must demonstrate the site is permeable enough to take the additional water.
- The proposed siting of some buildings and the “dug in” houses were in the wrong position being in the wettest area of the site.
- Southern Water had raised concerns with the original plans regarding the sewage system and its ability to cope. However under the new guidance rules this now appeared to be classed as adequate without any upgrades to the system being done. This would assist the developers.
- Roof heights – the proposed building of a row of terrace houses on a slope would raise the roof level. This was not suitable and would impact on the view from the Conservation Area and be imposing on Moortown Lane.
- The impact on the Conservation Area and surrounding buildings.
- Lighting – the street lighting in the plan is of the wrong design being too high and too many which goes against the dark skies policy. It was suggested low level lights with integrated lamps would be more suitable.
- The Abbeyfields building was too imposing with too much lighting and inadequate screening from Main Road.
- There are numerous retaining areas and the plan is lacking in sufficient levels to accept the landscaping planned.
- Pinch point – concerns were raised about traffic and its need with the Parish Council already looking at a 20mph speed limit in that location.

- Originally the maintenance of the roads and landscaping would be looked after by a set of Trustees. Questions would be asked as to who would be responsible.
- Doctors Surgery – although this was primarily between the doctors and the developers concerns were raised that, with the proposed larger surgery in Brighstone, Niton and Godshill surgeries would close. If this were the case the car parking area, which is already deemed to be insufficient, would not be large enough.

The Parish Council resolved to **object** to the approval of the reserved matters and will write to the Planning Authority to reinstate the above concerns raised.

The Parish Council had written to the Planning Officer and arranged a site visit to discuss the points raised at the meeting:

LBC/29224/L, P/01327/18 Yafford Mill, Yafford, Shorwell. LBC for internal works to include removal of wall, replacement of staircase, levelling of kitchen floor, new window to north elevation.

A comment was made the position of the proposed new window gives the impression of a door due to a large stone resembling a step directly outside by it.

Brighstone Parish Council have no objection.

4. TO RECEIVE ANY PLANNING DECISIONS.

The following planning applications have been granted planning permission from the Isle of Wight Council:

TW/0507/18 Sealands, Main Road, Brighstone. To reduce the Ash tree by 30% of its crown.

TW/0390/18 Sarum House, Moortown Lane, Brighstone. The Officer`s site visit confirms the Cypress trees are not protected under the Tree Preservation Order 1976/2 A1.

5. OTHER MATTERS IN RELATION TO PLANNING MEMBERS MAY WISH TO RAISE, AT THE DISCRETION OF THE CHAIRMAN.

No other matters.

There being no further business, the Chairman thanked everyone for attending, and closed the Meeting at 8.50pm