

**MINUTES OF A MEETING OF BRIGHSTONE PARISH COUNCIL PLANNING COMMITTEE HELD
AT BRIGHSTONE METHODIST CHURCH ON TUESDAY 27th SEPTEMBER 2022 AT 7.30PM**

PRESENT: Cllr J Cirrone (Chairman) Cllr R Haviland, Cllr N Stuart, Cllr D Wavell, Cllr D Alldred.

Six members of the public were present.

1. APOLOGIES FOR ABSENCE.

Mrs J. Walker Parish Clerk

Cllr C Bridges and Cllr N Maclellan.

2. DECLARATIONS OF INTEREST TO BE DECLARED.

Cllr R Haviland declared a personal interest agenda item 3. Land Adjacent Lillygrove, Main Road, Brighstone.

3. PLANNING APPLICATIONS TO CONSIDER.

22/01507/FUL Land Adjacent Lillygrove, Main Road, Brighstone. Proposed two dwellings with associated garages; alteration to vehicular access, demolition and construction of replacement outbuildings.

The Chairman acknowledged a detailed letter of objection which had been sent to all Councillors by a local resident, then invited members of the public to speak regarding the application before asking councillors for their comments:

Transport

The Following concerns were raised by members of the public which included

There will be a large increase in traffic flow to and from the site following the completion of the two new dwellings.

There will also be a large increase in the volume of traffic in that area to be taken into consideration on the completion of the Blanchards development with 55 units granted permission to be completed in the next two years. Concerns were raised regarding the visibility from the entrance when accessing the highway which is severely impaired by the large pine tree to the West.

Concerns were raised from the property opposite the entrance to the site regarding their already impaired visibility when leaving their property.

Flood Risk

It was pointed out that 58% of the site is a flood plain as identified in a SLLAA document with only 0.31 developable, the area being developed is greater than this developable area.

There is history of flooding on the roads in the vicinity of the site entrance with residents raising concerns again that from this development and the completion of Blanchards development close by, there will be and severe increase in the risk of flooding to houses previously affected in the lower lying areas along Main Road.

Drainage.

Concerns regarding the effectiveness of the soak-ways with the saturated ground in and around the site, a concern was also raised regarding the new sewer excavation work which could damage the tree routes at the side of the proposed entrance road.

It was pointed out there is history along Main Road during heavy rain that man hole covers flip up in gardens and toilets bubble up inside the homes a sign the foul ware system is already overburdened.

Councillors were also asked to comment following the concerns raised by residents and added their own concerns which were:

Housing Need.

This type of development does not match with the identified local need which is affordable homes or smaller type properties which would be more affordable.

Landscape and Habitat

The development is not within a domestic garden, and therefore falls outside the cartilage of the existing dwelling thus clearly identifies it as a greenfield site.

This can be confirmed by studying earlier satellite imagery of the site which clearly shows the garden separated from the meadow.

The meadow is a water meadow and as such is rare and a valuable natural habitat for wildlife and not previously developed land.

The bat survey appears to have been carried out with the wrong information as the survey team were under the impression that the applicant is talking about converting one of the outbuildings to residential.

There is barely any comment on the area of land to be developed in the bat survey and it appears there has been no survey of other wildlife on the land to be developed such as badgers.

Dark skies.

The proposed development includes excessive upward facing glazing in the form of skylights.

Councillors request due consideration is given to BPNP Policy POE2: Tranquility; "There will be a presumption against proposals that detrimentally affect the tranquility of the area including through unnecessary lighting, that results in the loss of night time dark skies", and that therefor applications should limit unnecessary glazing, not include 'skylights' and any exterior lighting should be conditioned to follow appropriate Dark Skies guidance (for example the IDAs 'Towards a Dark Sky Standard' document-

<https://www.darksky.org/towards-a-dark-sky-standard/>)

Following a short discussion all 5 councillors present objected to the application, with one councillor absent had stated by email prior to the meeting he could not support the application.

22/10541/FUL Wayside Cottage, North Street, Brighstone. Alterations to increase height of chimney and associated works on roof.

Councillors had no objections to this application.

22/10542/LBC Wayside Cottage, North Street, Brighstone. listed Building Consent for alterations to increase height of chimney and associated works on roof.

Councillors had no objections to this application.

4. To receive any Planning Decisions.

The Chairman explained to Councillors that the Parish Clerk who was unable to attend the meeting due to being on holiday, had sent the list of planning decisions to him but he had overlooked bringing them to the meeting. Those decisions will be read out at the next full Parish Council meeting.

5. Other Planning Matters Members may wish to raise, at the discretion of the Chairman.

There were no other matters raised, the Chairman thanked all for attended the meeting and closed the meeting.