

NITON AND WHITWELL PARISH COUNCIL

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD
AT THE EDWARD EDWARDS LIBRARY, NITON, ON MONDAY 11th DECEMBER 2017
AT 7:00 PM**

PRESENT: Councillors S Biles, J Boileau Goad, S Burridge (Chairman), M A Innes and J C Young

IN ATTENDANCE: Mrs V J Ford (Clerk to the Council)

APOLOGIES: Councillors T Addison, A Logan and Janice Young

PM01/12/17 DECLARATIONS OF INTERESTS

Councillor	Interest	Item	Minute Ref	Reason
Jon Young	Personal	Planning application P/01428/17, TCP/33298	PM02/12/17	Adjacent landowner

PM02/12/17 PLANNING APPLICATIONS

Members had before them two Niton and one Whitwell planning applications.

RESOLVED: that the Clerk be asked to submit to the Isle of Wight Council the comments set out in the Appendix which forms part of these minutes.

PM03/12/17 PLANNING DECISIONS

Members were notified of the following planning decisions:

1. P/01211/17 – TCP/07825/P – Proposed agricultural tracks to serve the holding of Dean Farm, Whitwell Road, Ventnor: **GRANTED**
2. P/01238/17 – TCP/10212/K - Householder Application – Demolition of existing shed and conservatory; proposed single storey rear and side extension; side conservatory; balcony at first floor level on side elevation at Brick Well House, Kemming Road, Whitwell: **GRANTED**

There being no further business the Chairman declared the meeting closed at 7:24 pm.

Signed Date

APPENDIX TO MINUTES

COMMENTS ON PLANNING APPLICATION

1. P/00395/17 – TCP/33037 – Outline application to provide 9 new residential units with access and layout to be established on land rear of 15 to 18 Priory Walk and adjacent to 17, Chatfeild Road, Niton (revised plans) (readvertised): **OBJECTION; recommend refusal** on the following grounds:

The application does not provide sufficient information to demonstrate how the development of the site will enhance the character and context of the local area. In addition, the proposed layout of the development by virtue of the siting of the dwellings, their internal relationship to one another, the impact on the privacy of the occupiers of neighbouring dwellings and the potential detrimental environmental impact upon the upper part of the east river Yar is not of an acceptable standard of design thereby having an adverse impact on the amenities of the area and neighbouring properties. In consequence we are of the opinion that the proposed development fails to meet the aims of Policies SP1 (Spatial Strategy) and SP5 (Environment) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework.

The applicant has ownership of a further substantial area of land adjoining this proposal with sufficient space for a further 27 properties of a similar style and density along the Chatfeild Rd. This application appears to foreshadow a piecemeal approach to development within this whole area and especially along the road, effectively instigating a linear or ribbon style of development across a greenfield site towards Whitwell. In particular, the lack of provision for / or a mechanism to provide affordable housing and biodiversity enhancements, as well as insufficient information relating to local housing need requirements, a drainage strategy and community involvement which would arise from a well-planned development. In consequence we would suggest that the proposal is contrary to the aims of Policies SP1 (Spatial Strategy), SP5 (Environment), DM2 (Design Quality for New Development), DM3 (Balanced Mix of Housing), DM4 (Affordable Housing), and DM14 (Flood Risk) of the Island Plan Core Strategy as well as Government advice contained within the National Planning Policy Framework and should therefore be refused.

2. P/01428/17 – TCP/33298 – Demolition of conservatory; alterations; proposed two storey rear extension at Kingscote, Rectory Road, Niton: **NO OBJECTION; recommend approval**
3. P/01439/17 – TCP/13825/H – Demolition barn; proposed dwelling at Southford Farm, Godshill Road, Whitwell: **NO OBJECTION; recommend approval**