

NITON AND WHITWELL PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD REMOTELY ON TUESDAY 8th SEPTEMBER 2020 AT 7:30 PM

PRESENT: Councillors T Addison, J Boileau Goad, S Burridge (Chairman), M Hughson, A Logan and L Sheerin

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

APOLOGIES: Parish Councillors B Attrill and J A Stotesbury and Councillor D Stewart (Isle of Wight Council)

PM01/09/20 DECLARATIONS OF INTERESTS

There were no declarations of interests.

PM02/09/20 PLANNING APPLICATIONS

Members had before them four Niton 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.

RESOLVED: that the Clerk contact Trinity House with regard to the Saint Catherine's Lighthouse applications, requesting retention of the glass lens locally on the grounds of the lighthouse's iconic status as the Village and Football Club emblem.

PM03/09/20 PLANNING DECISIONS

Members were notified of the following planning decisions:

1. P/01443/18: Demolition of storage shed; proposed construction of one, 2-bedroom dwelling, and additional associated car parking (revised scheme)(revised plans)(revised description)(readadvertised application) at Niton Barns, Niton Manor Farm, Blackgang Road, Niton: **GRANTED**
2. 20/00574/HOU: Proposed rear ground floor extension with alterations at 35, Allotment Road, Niton: **GRANTED**
3. 20/00875/HOU: Proposed two storey side extension (revised scheme) at 3, Paradise Cottages, Southford Lane, Whitwell: **GRANTED**
4. 20/00330/HOU: Relocation of timber chalet (currently used as a cafe) into rear garden and to be used solely for purposes that are incidental to the enjoyment of the dwelling house (revised plans)(readadvertised application) at Fields Nursery, Town End, Niton: **GRANTED**
5. 20/01021/HOU: Proposed single storey rear and side extension at 1, Verlands Close, Niton: **GRANTED**

PM04/09/20 “PLANNING FOR THE FUTURE” WHITE PAPER CONSULTATION

Members had before them the Isle of Wight Association of Local Councils (IWALC) questionnaire and the Government white paper.

RESOLVED: that the comments prepared by the Local Government Association (LGA) and the comments prepared by the Clerk be circulated for the attention of all members.

RESOLVED: that, in view of the comments being requested by IWALC by 30th September, that the matter be deferred until the Parish Council meeting on 28th September.

PM05/09/20 “CHANGES TO THE CURRENT PLANNING SYSTEM” CONSULTATION

Members had before them the Government white paper. Members commented that they had found the paper technically challenging.

RESOLVED: that the Clerk submit the following comments to IWALC:

In general, the Parish Council regards the proposals as more suited to urban areas. It asserts that the Island is a special case and should be treated separately. Specifically:

- *Proposed changes to the standard method for assessing local housing need: under the proposed new mechanism, the housing per annum required for the Island would significantly exceed that in the Draft Island Plan. Niton and Whitwell Parish Council observes that it is estimated to be 150% above the Island empiric saturation point of 400.*
- *Securing of First Homes, sold at a discount to market price for first time buyers, including key workers, through developer contributions in the short term until the transition to a new system: Niton and Whitwell Parish Council would support schemes designed to help parishioners and young people moving into first homes.*
- *Temporarily lifting the small sites threshold, below which developers do not need to contribute to affordable housing, to up to 40 or 50 units: Niton and Whitwell Parish Council would not support as this measure is not designed for rural parishes.*
- *Extending the current Permission in Principle to major development so landowners and developers now have a fast route to secure the principle of development for housing on sites without having to work up detailed plans first: Niton and Whitwell Parish Council would not oppose so long as Permission in Principle applications were subject to proper advertising and consultation; the process should be transparent.*

There being no further business the Chairman declared the meeting closed at 8:18 pm.

Signed Date

APPENDIX TO MINUTES

COMMENTS ON PLANNING APPLICATIONS

1. 20/01157/LBC: Listed Building Consent to replace the glass panels in the lantern room with acrylic panels at St Catherine's Lighthouse, St Catherines Road, Niton; and
2. 20/01316/LBC: Listed Building Consent for works to lighthouse to include removal of existing lens, light pedestal, service stage railings and cleaning platform from lantern room; replacement platform, railings and stationary led light on pedestal at St Catherines Lighthouse, St Catherines Road, Niton: **The Parish Council**
 - **regrets the loss of heritage**
 - **requests that the application be thoroughly scrutinised**
 - **Would like the old glass lens to be retained locally and to be publicly available**
3. 20/01265/HOU: Demolition of conservatory and garage; Proposed single storey rear and side extension at 32, Chatfeild Road, Niton: **NO OBJECTION**
4. 20/01328/HOU: Proposed alterations and installation of new windows to front elevation at 8, Verlands Close, Niton: **NO OBJECTION**