

NITON AND WHITWELL PARISH COUNCIL
MINUTES OF THE MEETING OF NITON AND WHITWELL PARISH COUNCIL
PLANNING COMMITTEE HELD AT THE VILLAGE HALL, NITON ON 14TH AUGUST 2025 AT
7.30PM

PRESENT: Councillors L Sheerin (Chair), T Addison (Vice Chair), C Critchison, B Attrill, C Ould, R Willis, B Martin, S Biles, A Logan

IN ATTENDANCE: S Burridge (Clerk to the Councill), K Stay (Parish Warden) and thirty-six members of the public.

Public Question Time:

A statement was read out by one of the applicants.

Objections were voiced about the planning application item 3.

These included concerns of safety to road users and users of the public footpaths/bridleways surrounding the site.

Flooding issues are paramount. The ditch/gully on one of the boundaries of the proposed development is not maintained and consequently floods on a regular basis. The existing attenuations ponds in the village are not efficient enough to cope with the surface water created.

Nothing for social/community or affordable housing needs.

Loss of green space concerns were expressed and loss of privacy and security to existing, adjoining, properties.

A request was made for a full archaeology survey as there is a spring source and a tributary to the river Yar close to the site which would have been a draw for dwellers and dwellings.

The Chair reminded the members of the public to put their comments on the planning portal. The IOW council always reads these. If anyone needs assistance to do this, please contact the clerk who will be happy to help.

Cllr Addison (Vice Chair) Referred to Item 6 on the agenda and urged parishioners to respond to the survey when received. This will enable the Parish Council to efficiently support their recommendations about planning applications, amongst other things, to the IOW Council.

AGENDA

The Meeting opened at 7.30pm

1. APOLOGIES

To receive apologies for absence – Cllr Boileau Goad

2. DECLARATIONS OF INTERESTS

To receive any declarations of interest – None declared.

3. PLANNING APPLICATIONS

- 3.1 25/00865/FUL** Land east of Sundial Cottage and adjacent to Greenacres and the Fields, Town End, Niton.
Construction of four dwellings, access and parking, landscaping, community open space, and biodiversity enhancements.

RESOLVED: Objection to application. See appendix I attached.

- 4. PLANNING DECISIONS** for week ending 8th August 2025. **25/00732/FUL** Demolition of barn; Proposed dwelling with parking. **GRANTED. The Parish Council felt this decision is inappropriate and disappointing.**

- 5. SECTION 106 AGREEMENTS:** To explain S106 and discuss what the Parish Council feel are appropriate proposals for an S106 agreement.

The S106 is a legal planning obligation entered into to mitigate the impacts of a development proposal. This could mean something that adjoins the development or adds to the local community i.e. creating pavements.

After discussion, several suggestions were made to put forward for use of S106 payments. These include clearing and maintaining surrounding ditches that are prone to overflowing. Re-instating the cycleway out of the village along the Blackgang Road, toilet facilities at Niton Recreation Ground and extending the toilet at the Exchange to accommodate disabled facilities.

RESOLVED: To approach the Planning Department on IOW Council with our suggestions.

6. HOUSING NEEDS SURVEY 2025: To discuss the draft proposal issued by Plan Research and the next actions to be agreed.

RESOLVED: To accept the draft proposal and to update the current survey as a matter of urgency.

Meeting ended 8.02PM

Signed.....Chair

Signed..... Clerk

APPENDIX I

Comments on planning application 25/00865/FUL Sundial Cottage, Niton

Comment submitted date: Mon 18 Aug 2025

The Parish Council wishes to object to this planning application on the following grounds.

There is no identified need for community land except for Niton School for use as a garden.

The development infringes onto a bridleway entrance; this bridleway is used as a safe route to and from the school and the village.

Flooding problems already existing near the site would be exacerbated onto neighbouring properties.

The development is close to listed buildings with inherent risks.

It will lead to overdevelopment of the area, and with so many houses for sale here in this price bracket, is there a need for more?.

The site has had a previous planning application refused.

An archaeology survey is imperative as there is a spring source close to the site and also a tributary of the River Yar which would have been a draw to dwellers and their dwellings'.