

SHALFLEET PARISH COUNCIL

MINUTES OF A PLANNING MEETING OF SHALFLEET PARISH COUNCIL HELD AT PARISH OFFICE, NEWBRIDGE ON WEDNESDAY, 22nd DECEMBER 2015 AT 10.00 AM

Present: Cllrs H Hewston (Chair), S French, J McGuirk, B Baxandall

Clerk: Mrs S Woods

16 members of the public

The Chairman welcomed everyone to the meeting. She explained there were two planning application to be discussed for which 30 minutes would be given for people to speak for 5 minutes at a time.

121/15-16 APOLOGIES FOR ABSENCE: Cllrs P Broadhead, P Myles, County Cllr S Hutchinson

122/15-16 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS: None.

123/15-16 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS: None.

124/15-16 PLANNING:

a) To Agree comments on application (for each application 5 minutes are allowed for applicant/objector/supporter etc. to comment up to a maximum of 30 minutes):

P/01214/15 – West Wight Alpacas, land accessed off, Main Road, Wellow: Variation of conditions no. 7 & 8 on P/01713/12 – TCP/30601/H to allow opening hours of 10:00 hours to 23:00 hrs Monday to Sunday including Bank and Public Holidays and to allow mixed use of existing farm shop and café (re-advertised).

The Clerk confirmed she had contacted Planning Services regarding the fact the PC believed West Wight Alpacas Farm Shop was operating as a Class 3 (Restaurant) when in fact they only have permission to operate as Class A1 (Retail). Reply had been as Cllr Hutchinson had foreseen; a planning application had been submitted for the proposed variation in opening hours and proposed mixed use for the existing farm shop to shop and cafe. They will await the determination of the application before taking any further action.

Cllr Myles had commented that she felt the alpacas were becoming ancillary to the bistro/cafe whilst planning initially was for things to be the other way round. The Clerk read the objections of the PC for the last planning application for the variation of condition.

Mrs Martha James said she was unsure about the technicalities of the application and felt the description inaccurate with regards to the use of the shop.

It was established that of those present 15 were attending in objection to the planning application and one as a neutral. Residents were given chance to comment.

Resident gave PC a sample list of opening hours for similar businesses to West Wight Alpacas – Cllrs noted most closed between 4 – 5 pm.

Cllr McGuirk confirmed the PC had objected to the previous application for change of condition and said this one was a regularisation of it – it was broadly the same. He spoke of

the balance of allowing a business to grow against the opposition of neighbours which did stand out due to the proposed 11 pm closing time. Things like light pollution and noise were not so intrusive in the day time but the lateness brings about the objections and magnifies them.

Cllr Baxandall said most places serving food were lit up outside and felt this would be the same. Made mention of vehicles and noise, with neighbours living close by.

Cllr French said he had visited the site with Cllr Hewston and locals and felt all existing was fine and he had no objections unless expands. He reported what owner had plans to do and queried the impact of this. He felt he could not support as it did not seem right. Asked why late opening could not be applied for when required.

Cllr Hewston referred to previous reasons why the PC had objected and fact general retail business were not normally open so late.

She described the meaning of amenity and said attractiveness of the area needed to be maintained. Increased traffic would affect as well as threat to safety due to the narrowness of the road. Felt residences not second homes but those with full time families and children and the business diversification would affect them. She wondered if alpaca business was sustainable.

Vote taken and all unanimously agreed to object to the application, as previous comments.

P/01347/15 – West Wight Alpacas, land access off, Main Road, Wellow: Formation of vehicular access. (revised scheme).

Copies of the Minutes of the September PC meeting, when the original vehicular access application was discussed, were made available.

Mrs Martha James referred to policy SP1 and asked if the local need was justified in the application and if development on non-developed land would enhance. She felt the application was misleading – nothing about the area mentioned and spoke of the height of the land, soil removal and access on the frontage. She had concerns over the width of the access – felt 4m enough if just for a tractor. Current access had been landscaped – if this one was too, it would have an urbanised effect. Urges PC to proceed with caution. She had noted there were no levels on the application and referred to Google Earth which showed a lush hedge when application referred to a natural gap. Asked the PC to consider refusal.

Resident spoke of when he acquired his property, boundaries, and fact application was incorrect as there was a strip of land used to maintain existing property with a 5m wide gate into the field, which had tractors through it for hedge cutting, which was serviceable. Cllr Hewston had been on site and walked footpath and confirmed there was a footpath and bridge over a culvert which although had encroaching brambles, could still have a tractor access that way. It was noted the Land Registry shows the gap.

Resident expressed concern over run off and provided photographs showing gully opposite the existing access full of sand and pebbles washed off West Wight Alpacas. Noted no drain in the road on the field side.

Mention of Southern Water pipeline which traverses the field.

Mrs James referred to red line on plan; which if gradient is as should be, was not wide enough.

Cllr McGuirk said he too had walked the footpath prior to the meeting and seen the large gate over the culvert. He mentioned run off and queried the need for the new vehicular access which had to be balanced against other factors.

Further discussion followed. Queries on what constituted agricultural, fact stock kept off site when there was a field available on site. Mention of gullies and drainage and lines of sight which Island Roads had been consulted on, noted no pavement on either side of the road.

Vote taken – all Cllrs in favour of objecting to the application on the same grounds as previous access application but also to mention red line on plan not wide enough to cover required gradient due to height of land and whether there was a required need for further access for agricultural use when existing land owner has vehicular access gate to the rear of the land which should meet this.

The meeting closed at 10.55 am Signed.....