

SHALFLEET PARISH COUNCIL

MINUTES OF SHALFLEET PARISH COUNCIL PLANNING MEETING HELD ON MONDAY 18TH MARCH 2024 AT 7.15PM AT NEWBRIDGE COMMUNITY CENTRE

PRESENT: Cllrs S Stables (Chairman), P Broadhead, H Hewston, A Ingram and T Cowley
Mrs J Walker (Acting Locum Clerk)
Ward Cllr Nick Stuart

10 members of the Public present.

160/23-24 CHAIRMAN`S WELCOME:

The Chairman welcomed everyone to the meeting.

161/23-24 APOLOGIES FOR ABSENCE:

Cllr S Cowley

162/23-24 DECLARATIONS OF INTEREST ON AGENDA ITEMS: None declared.

163/23-24 ACCEPT ANY DISPENSATION FOR THE AGENDA ITEM: None submitted.

164/23-24 30 MINUTE QUESTION TIME RELATING TO ITEMS ON THE AGENDA (3 minutes per member of the public)

The Ward Councillor said within IoW Council Island Plan Strategy a recommendation put forward for a buffer zone of 50 metres around ancient woodland had been accepted by Cabinet. This should be taken into consideration when discussing the Lucketts Farm planning application.

Residents Comments: Lucketts Farm

- the plans had been downscaled from the original. Were there now enough plots to provide enough income and, if not, could the land be sold for building houses at a later date if outline planning had already been granted?

Noted: this was already in the Parish Councils original comments.

- no longer staff accommodation possibly resulting in more traffic movement.

-Island Roads were still against the proposal.

The land was not available to allow for the eastern splay access.

-a 40mph speed limit should be encouraged.

Residents Comments: Wellow Fields

-at least 3 or 4 items had changed and if approved it could leave this open to more amendments in the future.

-original attentions should be addressed.

165/23-24 PLANNING

22/00713/FUL Land and adjacent to Lucketts Farm and Woodland south of Main Road Yarmouth.

Following discussion councillors resolved to re-submit all previous comments to planning with the addition of the following comments:

- Fire and Rescue report issues not addressed.

- No control of land eastwards to open up access. Island Roads unable to commence work if eastern splay access is not achieved.

- Large scale removal of existing roadside hedge.

Too much detail missing so considered incomplete application.

All councillors agreed to OBJECT to the application.

Chairman:

Date:

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23/01955/OUT Land adjacent Wellow Fields, Main Road, Wellow

During discussion the following comments were made:

The trustees of Wellow Green had concerns about the hedge. They had not been approached about this.

Cllr T Cowley said social housing was beneficial and market housing was inevitable. To develop land in Wellow was not detrimental to Wellow Green.

Cllr A Ingram said one meter of hedge was being taken away from the entrance to Harts Hole and they had not been approached.

Councillors resolved to re-iterate all previous comments to planning with the addition of the following comments:

-No mains sewage connection therefore a risk of failure causing pollution from multiple private individual sewage systems.

Environment Agency recommend refusal of the application due to drainage issues.

-Over development. Schemes at Burts Close and Warlands Lane would provide sufficient housing for Parish needs.

-If approved the Parish Council would like affordable housing to be 100% social rented housing available to local people with a strong local connection to the area.

Councillors agreed to OBJECT to the application following a vote 4 Objections 1 Abstention

24/00250/FUL Harts Hole Cottage, Wellow, Top Road.

The Parish Council had no objection to this application.

There being no further business, the Chairman thanked everyone for attending, and closed the Meeting at 8.05pm.