

SHALFLEET PARISH COUNCIL

MINUTES OF THE PLANNING MEETING OF SHALFLEET PARISH COUNCIL HELD AT NEWBRIDGE COMMUNITY CENTRE ON WEDNESDAY, 3RD AUGUST 2022 AT 6 PM

Present: Cllrs: S Cowley (Chair), H Hewston, S Stables, A Ingram
IW Cllr. Peter Spink (PS)(for part of the meeting)
19 members of public

64/22-23 CHAIRMAN'S WELCOME: The Chairman welcomed everyone to the meeting and confirmed there was one major planning application, plus one for Woodcote on the agenda.

65/22-23 APOLOGIES FOR ABSENCE: Cllr T Cowley.

66/22-23 DECLARATIONS OF INTEREST REGARDING AGENDA ITEMS:
Cllr S Cowley declared a personal and pecuniary interest in Land at Lucketts and said he would leave the meeting for this application and take no part in the debate on it.

67/22-23 TO ACCEPT ANY DISPENSATIONS FOR AGENDA ITEMS: None given.

68/22-23 PLANNING:

a. Updates and Decisions:

IWC Approved:

22/00747/HOU The New House, Main Road, Wellow: Demolition of shed, garage, conservatory; proposed two storey side extension incorporating first floor annexe accommodation, and single storey rear extension; alterations; formation of vehicular access and drive (amended description)(readvertised application).

22/00898/HOU 16 St Michaels Close, Shalfleet: Proposed conservatory/garden room.

Response to PC request for application to be 'called in':

22/00989/FUL Land adjacent Warlands Lane, Shalfleet: the Clerk had contacted the Case Officer, as requested at the July meeting, and he confirmed that if this application was recommended for approval it would certainly be a committee referral. But asked it to be noted this is a hypothetical answer as at this stage, they have not come to any decision as to whether the development could be supported or not.

b. To agree comments on application (for each application 5 minutes are allowed for applicant/objector etc. to comment):

22/01113/HOU Woodcote Cottage, Hamstead Drive, Shalfleet: Demolition of existing extensions and garage; proposed single storey rear extension; refurbishment of exterior including cladding to existing two storey extension; replacement garage.

22/01165/LBC Woodcote Cottage, Hamstead Drive, Shalfleet: Listed Building Consent for demolition of existing extensions and garage; proposed single storey rear extension; refurbishment of exterior including cladding to existing two storey extension; replacement garage.

The Parish Council had no objections to this application.

22/00713/FUL Land at Lucketts Farm and Woodland South of Main Road, Yarmouth:

Proposed Woodlands tourism and leisure project consisting of proposed means of access (and bus stop improvements), car park, reception, café, restaurant, wellbeing buildings (spa/treatment room and sauna pods), staff welfare barn, 15 treehouses, 8 safari lodges, 8 tiny homes, associated infrastructure, amphitheatre landscaped zone and wider site landscaping.

Cllr S Cowley left the meeting and Vice-Chair Cllr Stables took the Chair.

Cllr Stables explained to those present, that the views of the PC on a planning application do not count any more than one individual's comment.

Discussion on this.

The Chairman asked if there were any questions and comments and these are outlined below:

Query on Acorn Developments and fact Cllr S Cowley had declared an interest in the application.

Mrs Cowley 'cleared up the confusion' on this and she explained past ownership of the site. Lee/Lucketts Copse has never been part of Lee Farm since the family arrived in 1951.

The Richards family own the caravan site next to the road, the developer owns the other part and that running alongside the road.

Because Lee Farm abuts on to the land within this application, Cllr S Cowley was told (after obtaining advice) he could not speak as had a personal and pecuniary interest. This development is not approved of, or part of, the Cowley family.

Acorn developments is a collection of business men – one of which – Simon Hurst (SH) present at the meeting and he and business partner Alan Short bought the land and thought it was a great place to do what they want to do, as per the application.

Hill Place Lane residents concerned and contacted Mrs Cowley – want to point out stretch of road lethal – 3 recent fatalities. Concerned Hill Place Lane will be used more if development goes ahead, and no manager associated with this – health/fire issues - no management on site identified. If it is, will a permanent property be thrown into the mix.

Endangered species in Lee Copse – veteran oak that was on track, building materials and caravan in Copse.

Endangered species – i.e. Red Squirrel protected – should not disturb/drey/ linking corridors.

SH this left to the professionals. Information on the planning portal.

Chairman stressed people can write in with comments and concerns.

Chair – PC told at site visit Planning Office wanted to clear an area of trees for some of the development but owners want to do this in phases.

Wayne Isaacson their advisor confirmed this in order to try and protect the site.

Plan to put back mature native trees, due to Ash Die Back, Ash coming down.

Cllr Broadhead comment about squirrels – love pine – had asked number being taken down – they have shallow roots – did say not going to take all pines down.

Query on benefit to local community (beside making people money) – more employment – up to 60 jobs.

Amphitheatre - to reduce noise from road – air/water/natural elements.

Owners of small camp site opposite the site come under a lot of flak as the application down in their address, although tried to get changed - own some of the woods and people come to stay to star gaze – this development will create light pollution from the car park, walkways, roadways, amphitheatre. It will provide noise and light.

Query how this will help the countryside

Opposite AONB – some applications for houses turned down due to this and fact look ugly.

Concern over what has been done already - trees have already been cut down and roots covered over – not managed way of looking after a forest.

Chair confirmed PC use material considerations to comment on and process PC take on applications. All welcome to send comments to Planning Portal.

Traffic – 50 mph speed limit – take out huge amount of hedgerow for entrance, goes against what Council do to preserve the countryside.

Chair confirmed the hedge is not a protected hedgerow and road parallel with site not classed as a dangerous road. Hedge would be root balled and moved.

Island Roads will comment on application.

Ancient Woodland query – legal precedent should not be destroyed by development unless extenuating circumstances. Clerk said Tree Officer had confirmed the woodland is A.S.N.W. Ancient Semi-natural woodland, protected by TPO and a Site of Importance for Nature Conservation.

PS – part of development is in ancient woodland.

Confirmed PC had attended a site visit yesterday for about an hour and Cllrs raised issues.

AI – made a list of questions. Some Cllrs asked to not go up a certain track and stopped from seeing full site. PC taken to areas in application and shown these.

Noted an area had been cleared of about 20 trees and concrete slab laid, concern not got planning.

Discussion on tree clearing/protection. Noted PC do not uphold TPOs.

PS as local Ward Cllr said he was happy to enquire if tree felling was lawful – agreed to look into.

Owner of Lucketts Farm – confirmed application gone in on their address – with regard to the bus stop – they own the verge the bus stop is shown on – it will not go there as otherwise it would go in their garden. SH noted this.

Question asked if PC could put a stop to any further works going ahead – Clerk said proof would be needed and suggestion made it could go to Enforcement/Tree Officer. Article in County Press mentioned. PC have no power to stop works. Can ask IWC to look into. Chair said could take this into consideration.

SH – talk to the Tree consultant if want more information. Noted there was planning given for area felled and concreted as Planning Department had not got back to them, so had approval by default. Said trees not felled prior to approval.

Plans to install path for walkers (inside the site) parallel with the road, together with access for emergency services and hope to have a cycleway and route for horse riders.

Query on scale/countryside, number of visitors, traffic and what local community gains.

Noted 214 car parking spaces.

Mention made of fire access – ask around layout and density high fire risk – additional water supplies being need due to timber construction – sustainability of the site and climate change – ongoing risk, not just for development itself and neighbouring properties would also be at risk should a fire break out in long term – resident felt problem not addressed.

PC had no answer regarding water supply, there were plans for waterfall and wildlife pool.

Resident said he wanted his objection noted. Chair said PC can note that but any objections should be lodged with the Planning Department/on the Portal.

Request made for Minutes of site visit – Clerk confirmed no minutes taken, only notes (walking round a field).

Clerk read comment sent through from Ms. Fran Rees, objecting to the application.

PS said he would

1. Will take comments raised regarding tree felling and will take these into account.
2. Owners – Lucketts Farm – Island Roads have made an objection which is on the planning portal and basis of objection is that vision to East of site is insufficient and it was noted this is not in the ownership of the applicant. Cannot be certain road access would be safe due to this, so recommending refusal.

3. Will be requesting the matter be heard by the IWC Planning Committee rather than being decided by the Planning Officer. He will make this application.

Resident comment PC sounded impressed after visiting the site and felt PC would not object to the application. Discussion on this.

Chair explained again the process PC takes and fact site visits help Cllrs see detail on the ground.

Resident felt PC were minded to approve the application.

AI had comments to raise and not all for it.

Query about Island Plan and how this development meets it. Island Plan still at a draft stage – so all applications usually refer back to existing Island Plan – told this by Cllr T Cowley at previous meeting, after he had attended planning training.

Resident said everyone was against the application and the PC should listen and did not feel the PC were against it.

The Vice Chair closed the meeting and thanked everyone for attending. She said there were time constraints due to a CLH meeting planned for 7 pm and asked the public to leave.

After a brief discussion, and those present for the CLH meeting agreeing to wait for half an hour, the public were invited to return, and the meeting continued.

Parish Council put forward their comments and resolved to agree to object to the application on the following grounds:

- Most of the site is Greenfield some parts are designated to a protected ancient woodland/SINC
- Next to AONB
- Would cause light pollution and go against the Dark Skies Policy
- Wildlife – squirrels, barn owls would be disturbed during construction and use
- No information on nitrate nutrients
- Right-of-Way recommend refusal unless there is a multi-use track set from the main road
- Roadside hedge removal unlikely to survive – transplanting, with dry summers
- Job – West Wight catering – shortage of staff already
- Fire concerns – dry summers and no one on site to oversee camp fires and protected woodland
- No manager on site for health emergencies
- Noise in Thorley (noted this in Yarmouth).
- Overambitious – big, and a smaller more manageable development would have been advisable and if successful, then enlarge.
- Grandness – Liz Earle
- Why no owner's accommodation
Why is there a model at the Harbour Commissioners in Yarmouth and not in Shalfleet – felt there should have been a meeting in one of the local halls.
Why not allowed to walk the whole site.

Comments:

Keen on employment – not enough and not enough businesses here.

Cllr felt originally a good idea but on reflection feels overpowering.

Sympathies with Lucketts Farm owners

Local economy has to be considered but worried not sustainable – if not in a few years time what is going to happen to that site.

Tend to protect our greenfield site and protect AONB.

Object on Dark Skies situation and how to preserve the environment.
Nitrate issue – dealing with the sewage and waterways/drainage – how managed and achieved.
Does not sit comfortably – too ambitious – going to impede too much on native woodland.
Visual – not very pretty from the roadside.
Noise and disturbance.
Layout and density.
Traffic generation – it will create a lot more traffic on that road.
Mention of free bus passes to those staying there.
Electric charging points at Yarmouth and site proposed – going to take time, not in original plan.
Highway safety issues.
Drainage – do not feel it will be suitable – boggy area.
Loss of trees.
Nature conservation – disruption to nature – close to Conservation Area.
Could be risk of flooding.
Landscaping – is there sufficient?

Vote taken – all object - **resolved** PC object.

Next scheduled meeting will be held on Wednesday 14th September 2022 at 7.15 pm at Shalfleet CE Primary School.

Meeting closed at 7.20 pm