

Shalfleet Parish Council

Minutes of the meeting of Shalfleet Parish Council held at Newbridge Community Centre, on Tuesday 31st January at 7.15pm

Present: Cllrs S. Cowley, S. Stables, T. Cowley, H. Hewston, P. Broadhead, A. Ingram,

IW Cllr P. Spink and seven members of the public.

153/22-23 Chairman's welcome: Cllr. S. Cowley welcomed all to the meeting.

154/22-23 Apologies for absence: None.

155/22-23 Declarations of interest regarding agenda items: Cllr. A. Ingram: Non-pecuniary interest regarding application 22/02255/OUT (Land South of Green Farm).

156/22-23 To accept any dispensations for agenda items: None.

157/22-23 Planning:

a. Updates and decisions

IWC Planning Enforcement Team have received Shalfleet Parish Council's enquiry regarding an alleged breach, and are investigating:

Unauthorised outbuilding within curtilage of Listed Building (Brook Cottage, Main Road, Wellow).

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

22/02255/OUT Land South of Green Farm, Station Road, Shalfleet: Outline for proposed dwelling.

Members of the public and Councillors voiced their objections to this application citing various material considerations: it is a large, proposed building which will overshadow and overlook the neighbour's property. The proposed dwelling would be situated outside of a settlement boundary, located away from services and facilities, which would result in an unsustainable form of development. A neighbouring plot of land (application 21/01919/FUL) was refused for this same reason, so continuity in decision making regarding similar applications is anticipated. Drainage may be an issue. Visual amenity of Ningwood Green would be impacted. There will be noise/disturbance from multiple vehicles accessing the proposed dwelling. Ningwood Village Design Statement should be reviewed in relation to this application.

22/02280/FUL Land west of Alma Cottage, Wellow Top Road, Shalfleet: Proposed two detached dwellings with associated parking; formation of vehicular access.

The WWVRA (West Wight Villages Resident's Association) compiled a lengthy objection to this application. The main points raised were that the proposed location is unsustainable for new housing, the application does not include an agricultural land assessment. Such an assessment is necessary to determine soil quality, as it is believed that this area of land is of high quality.

The application underreports the area of greenfield land to be developed; it suggests 0.1 hectares, while the location plans shows 0.31 hectares. The proposed units are very large for 2 bedroom properties. Shalfleet Parish Council's Sustainable Housing Survey states that the overall requirement in the area is for smaller homes.

A member of the public produced detailed drawings and photos of the proposed development. The current plans show misleading elevations. In reality, the plot of land is significantly higher than neighbouring properties, therefore there are material considerations related to Overlooking and Overshadowing, Loss of Privacy, Run off issues.

Cllr T. Cowley accessed UK Lidar mapping, which shows previous evidence of settlement in the area. An archaeological report would be helpful.

Councillors object to the application on the grounds of: Loss of daylight/sunlight, Overlooking, Overshadowing, a greenfield site that would be better used for farming, unsustainable form of development, highway safety could be affected as the nearby farm entrance has many large farm vehicles needing access regularly. If successful, the Isle of Wight Council should ensure these houses have agricultural ties placed on them, so they are not sold on the open market.

23/00038/HOU Oaklands, Solent Road, Cranmore: Proposed two story flat roof rear extension.

Councillors had no objections to this application.

Meeting closed at 8.10pm

Next scheduled meeting will be held on Wednesday 8th February at 7.00pm at Newbridge Community Centre.

Signed.....

Date.....