

NITON AND WHITWELL PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT NITON PRIMARY SCHOOL ON MONDAY 12th MARCH 2012 AT 7.30PM

PRESENT: Councillors W C Arnold, J J W Attrill, R Barclay, M A Innes, C R Peach (Chairman) and J A Stotesbury.

APOLOGIES: Councillor P K G Fradgley, Councillor D Stewart (Isle of Wight Council) and Mrs V J Ford (Clerk to the Council).

IN ATTENDANCE: 14 members of the public.

PM01/03/12 DECLARATIONS OF INTERESTS

There were no declarations of interests.

PM02/03/12 PROPOSED CONSERVATION AREAS: NITON VILLAGE AND NITON UNDERCLIFF

Members of the public voiced concerns regarding the use of the recently distributed Parish Plan questionnaire as a basis for gauging public opinion of the proposed Conservation Areas and using this to inform the Parish Council's decision.

The results of the questionnaire were as follows:

Village	For	Against	Neither
Niton	158	68	99
Whitwell	33	17	32

Questions were asked as to the possibility of development within the Conservation Areas. Councillor Stotesbury pointed out that it would be beneficial if all of the village could be considered within the plan and that this would help with commenting on planning applications. However it was considered unlikely that the Isle of Wight Council would allow the Parish Council to defer its decision beyond the closing date of the consultation (15th March).

RESOLVED: that the Parish Council rejects the proposal to designate Niton Village and Niton Undercliff as Conservation Areas.

This was passed by 3 votes to 2, with Councillors Innes and Stotesbury wishing it to be noted that they voted against the resolution in favour of the proposed Conservation Areas.

PM03/03/12 PLANNING APPLICATIONS

Members had before them three Whitwell planning applications.

RESOLVED: that the Clerk be asked to submit to the Isle of Wight Council the comments set out in the Appendix which forms part of these minutes.

PM04/03/12 PLANNING DECISION

Members were notified of the following planning decision:

1. P/01711/11 – TCP/10143/L – Variation of condition no. 1 on P/00352/07 TCP/10143/F to allow continued siting of portable building for use by Niton PreSchool at Niton County Primary School, School Lane, Niton: **GRANTED**

PM05/03/12 PROPOSAL FOR DESIGNATING A NEIGHBOURHOOD AREA IN NITON AND WHITWELL

The Clerk had distributed copies of a letter to the Isle of Wight Council proposing the designation of Niton and Whitwell as a Neighbourhood Area. Members expressed concern that they did not have sufficient guidance as to what a Neighbourhood Plan was. However they noted that approval of the letter for submission did not commit the Parish Council to producing a Neighbourhood Plan rather than a revised Parish Plan but would allow it to proceed without further delay if it subsequently chose to produce a Neighbourhood Plan.

RESOLVED: that the letter should be submitted.

RESOLVED: to express an interest in producing a Neighbourhood Plan and seek more information.

There being no further business the Chairman declared the meeting closed at 9:00 pm.

Signed Date

APPENDIX TO MINUTES

COMMENTS ON PLANNING APPLICATIONS

1. P/00221/12 – TCP/09903/E – Householder Application – Alterations and extension at first floor level to convert bungalow into a house; photovoltaic panels on south elevation at Netherfield, Kemming Road, Whitwell: **OBJECTION; recommend refusal** on the following grounds:
 - The materials are not in keeping with the surrounding properties;
 - The height of the building is out of keeping with the surrounding properties;
 - The roof line is detrimental to the street scene.
2. P/00225/12 – TCP/13510/B – Householder Application – Demolition of garage; alterations; extension at first floor level to provide ensuite bedroom to include juliet balcony on rear elevation; detached garage with room within roofspace at Rose Cottage, High Street, Whitwell: **NO OBJECTION; recommend approval** providing that all materials used are as existing.
3. P/00266/12 – TCP/23017/D – Householder Application – Proposed single storey rear extension to enlarge living accommodation at Jestynah Cottage, Ashknowle Lane, Whitwell: : **NO OBJECTION; recommend approval.**