

## NITON AND WHITWELL PARISH COUNCIL

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT NITON YOUTH CLUB BUILDING ON MONDAY 7<sup>th</sup> JANUARY 2013 AT 7.30PM

**PRESENT:** Councillors J J W Attrill, J Boileau Goad, M A Innes, C R Peach (Chairman), and J A Stotesbury and J C Young.

**APOLOGIES:** Councillors W C Arnold, R Barclay, P K G Fradgley and S Haytack

**IN ATTENDANCE:** Mrs V J Ford (Clerk to the Council)

#### **PM01/01/13 DECLARATIONS OF INTERESTS**

There were no declarations of interests.

#### **PM02/01/13 PLANNING APPLICATIONS**

Members had before them two Niton and one 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.

#### **PM03/01/13 PLANNING DECISIONS**

Members were notified of the following planning decisions:

1. P/01470/12 – AGN/31212/A – Agricultural Prior Notification for a storage barn (revised scheme) on Part OS Parcel 4071 adjacent Redhill Farm, Southford Lane, Whitwell: **GRANTED**
2. P/01504/12 – TCP/28896/F – Pair of semidetached houses parking and vehicular access (revised scheme) on land adjoining Brookside Cottages Church Street and fronting Blackgang Road, Niton: **GRANTED**
3. P/01586/12 – TCP/31256 - Alterations and change of use of annexed accommodation to form a single unit of holiday accommodation; raised deck and boardwalk area at Daisy's Cottage, Lower Fields, Niton: **GRANTED**
4. P/01649/12 – LDC/14543/F - Lawful Development Certificate for continued use of caravan as residential unit at Jolliffes Farm, Nettlecombe Lane, Whitwell: **REFUSED**

#### **PM04/01/13 NITON TO ROOKLEY ROAD**

**RESOLVED:** that the Clerk writes to the Isle of Wight Council objecting to the lack of winter maintenance of the road stating that:

- The Parish Council firmly supports the village petition;
- Gritting lorries are required, not salt, so that the treatment stays on the road;
- The Isle of Wight Council has a duty of care under the Highways Act 1980 to ensure that safe passage along a highway is not endangered by snow or ice;
- An ambulance was refused access to attend an accident near Redhill due to ice on the road.

**PM05/01/13 DISPENSATION IN RESPECT OF A DISCLOSABLE PECUNIARY INTEREST**

Members noted the information received from the Society of Local Council Clerks in respect of Councillors needing DPI dispensation to take part in Precept decisions.

RESOLVED: that the power to grant dispensations *that will affect all or most of the Members of the Council*, be delegated to the Parish Clerk (e.g. the annual setting of the Precept), under sec 101 of the Local Government Act 1972

**PM06/01/13 DONATION TOWARDS COST OF REPAIR OF TUNNELS FOOTPATH**

The Chairman informed members that a donation had been made by Mr Martin Bowen to cover the materials used to repair the Niton Tunnels footpath (NT30).

RESOLVED: that the Clerk writes a letter of thanks to Mr Bowen.

There being no further business the Chairman declared the meeting closed at 8:50 pm.

Signed ..... Date .....

**APPENDIX TO MINUTES**

**COMMENTS ON PLANNING APPLICATIONS**

1. P/01768/12 – TCP/31302 – Householder Application – Demolition of part of boundary wall formation of vehicular access and parking/turning area at Sunny Dale, Blackgang Road, Niton: **OBJECTION; recommend refusal** on the following grounds:
  - Loss of amenity for the area of potential parking spaces; the Parish Council would like the option to secure the land for parking spaces in future;
  - The Parish Council can see no necessity for an extra entrance as there is already adequate room for turning.
  
2. P/01706/12 – TCP/06487/V - Outline for four detached dwellings with parking on land adjacent to Buffers, Downside Avenue and rear of 1, Hope Cottage and 1, and 2, Alma Cottage, Newport Road, Niton : **OBJECTION; recommend refusal** on the following grounds:
  - The Parish Council draws attention to the Highways considerations stated on page 4 of the Officer Written Justification for refusal of planning permission for P/01121/04, TCP/06487/N which still apply;
  - The Parish council underlines the first comment made by Mr Peter Marsden relative to the Island Core Strategy which states: "In his design statement the applicant seems to believe that because the Core Strategy document states that Rural Service Centres will need to accept their share of new build houses over the next 15 years, there is no obligation to demonstrate that there is a local need nor to provide any statement to the effect that no

previously developed land is available." Members observed that there is no Identified Local Need to be met by the proposed development;

- The Parish Council has been made aware of particular local objection to this plan;
- The location of the site is already a dangerous spot for access onto the highway (Newport Road).

3. P/01900/12 – TCP/31075/A – Householder Application – Two storey extension on east elevation to provide additional living accommodation (revised scheme) at Greystone Cottage, High Street, Whitwell: **NO OBJECTIONS; recommend approval**