

Minutes of an on-line meeting of Arreton Parish Council held on **Monday 1st June 2020 at 7.00pm.**

Present: Cllrs Kimber, Dodson, Roberts and Verey.

In attendance: 7 members of the public and Sheila Caws (Clerk)

114/20 Apologies for Absence

Cllr Calloway (family commitment), Cllr Healy (technology issue), Cllr Cooper, Cllr Orchard (both unable to attend online at present) and IWC Cllr Mosdell (previous engagement)

The Chairman suspended section 3 (e) and (f) of the Standing Orders

115/20 Questions from the public

All those present were given the opportunity to put forward their views on the planning applications.

116/20 To receive any declarations of pecuniary and non-pecuniary interest and requests for dispensations under the Localism Act 2011. To give notice of any item to be raised under agenda item 119/20 – Cllr Dodson declared a non-pecuniary interest in the planning application for the houses in Chapel Lane.

117/20 Planning and Appeals

To consider any applications recently received:-

Reference	20/00724/OUT
Alternative Reference	PP-08581664
Application Received	Wed 06 May 2020
Address	Land adjacent to Rose Barn Chapel Lane Arreton Isle of Wight
Proposal	Outline application for three residential units with associated access.
Reference	20/00727/FUL
Alternative Reference	PP-08693939
Application Received	Wed 06 May 2020
Address	Chalkpit Downend Road Arreton Newport Isle of Wight PO30 2PA
Proposal	Proposed shooting butt for 50-metre firing range; alterations to existing shooting butts to include a canopy over the 25-yard targets and a replacement firing point structure

After listening to the views of those present and some discussion, it was agreed to object to the application for the houses in Chapel Lane for the following reasons:-

- This is a green field site in an agricultural setting. Wildlife such as red squirrels and badgers are known to be in the area and the bank fronting the lane is home to bees. At the very least, an ecological survey is necessary.
- The current Island Plan (section 5.29) states that “in all cases development on non-previously developed land will need to clearly demonstrate how it will enhance the character and context of the local area ...” In the absence of a design or planning statement, no such case has been made here.

- Arreton Parish is a Rural Service Centre and section 5.38 of the current Island Plan states that “in relation to the Rural Service Centres and the wider rural area, the Council expects to see smaller-scale development occur in sustainable locations, where a local need is identified. In the context of this policy, the Council does not want to be prescriptive and identify either an Island-wide threshold or settlement-specific threshold, but considers that smaller-scale development should: meet an identified local need; demonstrate that deliverable previously developed land is not available within the settlement boundary; be commensurate to the size, scale, design and character of the settlement; not significantly adversely change the size, scale, design and character of the settlement; ...” This application does not meet an identified local need and previously developed land is available in the area.
- The proposed number of houses would not be commensurate to the size, scale and character of the area. Given that it is an outline application, detail is scarce and the design as yet unknown but an assumption has been made that these are two-storey 3-4 bedroom houses. A Housing Needs Survey undertaken in Arreton showed a need for two-bedroom houses and there is no -known demand for houses of this size in this area.
- Other houses in the immediate vicinity have been required to be of one-storey only.
- There could be privacy issues with a neighbouring property but again, a lack of detail does not clarify the situation.
- Parking for two cars is shown on all three sites but there is no space for cars to enter and leave plot 2 in a forward gear. There would also be no parking for delivery vehicles or visitors.
- These houses are situated at the narrowest point of Chapel Lane and not far from a bend in the road. Visibility would therefore be limited for both the occupants leaving the premises and oncoming vehicles. The members of the Parish Council understand that traffic is already an issue in the Lane and there have been frequent near-misses when two on-coming cars have nowhere to go to avoid each other. There has been some erosion of the banks in front of the houses as drivers have had to squeeze past.
- The Lane is also well-used by walkers, cyclists and horse-riders, therefore any extra traffic would not be welcomed.
- Section 5.38 of the Island Plan also states that any development should “be sustainably situated close to local services and facilities”. There are very few services or facilities in Merstone and the bus service is infrequent, does not run after 18.00 and is not particularly close by.
- There are already flooding issues with run-off from the land and water finds its way down nearby drives as drainage in the Lane is either not adequate or not maintained. This will only be exacerbated by buildings and the hard landscaping at the front of the site. In addition, after heavy rain, the area of plot 3 is subject to lying water. Island Roads expressed concern that no details are given as to the run-off of water on the hardstanding and for plot 3, this is precisely the area that is subject to standing water after heavy rain.
- No details are given concerning the disposal of foul sewage – surely this is an important consideration even at the outline stage and especially as this is an area with no mains drainage?

It was brought to the attention of the Members of the Parish Council that this application was poorly advertised. It is understood that the restrictions caused by the Covid 19 regulations prevented the display of notices on-site but very few residents received a letter and the original entry in the *County Press* was short on the details of the address, although this has now been rectified.

It was agreed that there was no objection to the application for the alterations to the shooting butt in the chalk pit.

118/20 To note the date of the next meeting, 8th June 2020

119/20 Any other matters raised by Councillors for discussion only

Nothing was raised

There being nothing else raised, the meeting concluded at 8.18pm.

Sheila Caws, Clerk to the Council

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4th June 2020

..... Chairman

..... Date

