

Isle of Wight AONB Partnership - Development Control & Planning Work Group
Minutes of Meeting held on Tuesday 07 June 2005
2.00 p.m. Meeting Room, Innovation Centre

In Attendance

Richard Grogan	IW AONB Steering Committee Nature Conservation Portfolio (Chair)
Denis Russell	IW AONB Steering Committee Vice-Chairman/Community & Parish Portfolio
Tony Tutton	IW AONB Steering Committee Chairman
Dennis Russell	Chairman CPRE
David Court	IW AONB Steering Committee Coastal Portfolio
Marijke Ransom	AONB Planning & Information Officer
Carrie McDowell	AONB Administration Assistant

Remote Member

Nicola Davies Countryside Agency

1) Apologies

John Brownscombe	AONB Lead Officer
Vicky Basford	IW AONB Steering Committee Historic Environment Portfolio

2) Minutes of previous meeting & Matters Arising

The minutes of the previous meeting were accepted as a true copy of the proceedings.

Matters Arising-

Retention of Hoardings for Junior Driver Track at the Needles –It has been decided that the hoardings will be given temporary permission until 31 October 2006. Conditions include a requirement that details of soft landscaping are submitted to the local planning authority within one month and implemented in the first planting season. Also the hoardings shall be removed between the 01 March and the 31 October, and they should not include any lettering or advertisement.

In response to our concerns about the possibility of the DC Planning Committee acting ‘ultra vires’ in determining an earlier application for the retention of a storage building in relation to the junior driver track, granted in April 2005, a reply has been received from J Young advising that they will not be taking legal counsel. JB is unhappy with the response, and thinks we need to find where we can get legal advice. This cannot come from the Council’s legal department due to a conflict of interest, so we will be looking to obtain advice via another AONB partnership and their host authority. It may be considered an infringement of the Local Planning Authority’s duty of regard under the CRoW Act.

Mersley Farm - Permission has been refused for the residential accommodation and new shop, but granted for conversion of the garlic shop to holiday accommodation.

Whitcombe Manor Farm – the recent application for conversion of a listed barn to holiday accommodation has been refused due to lack of justification. The original Little Whitcombe Farm was divided, with some of the land being purchased by New Close Farm. The original owner remains in the farmhouse as a tenant. An earlier application was also refused to build a new dwelling on the remaining land.

Chilton Farm – Application to convert a farm building to form an ice-cream dairy has been approved.

Methodist Chapel (Brighstone) - This will be dealt with at the next meeting.

Update: an application was submitted in March 2005 to extend the use of the chapel to include; place of worship, church halls, clinics, creches, day nurseries, exhibition halls or meeting halls. This was given temporary approval to 31 May 2007 to allow the Planning Authority to monitor the effect of extended use.

3) Planning Policy

3.1 Farm Diversification and Landscape – AONB Guidance Note

MR advised that the purpose of bringing this paper to the meeting, was to obtain approval to distribute the document for public consultation.

The meeting felt the document detailed what should be happening in an ideal world. Under Section 1.6 it was suggested that stronger wording should be used along the following lines “The AONB Partnership will be minded to object to proposals for farm diversification which have not been submitted with a whole farm plan”.

Concern was expressed that if income was generated via diversification, what will happen to the landscape. The guidance requests that details of land management initiatives (such as Environmental Stewardship) be included in whole farm plans.

Under Appendix 1 it was felt the names of the Steering Committee members should be removed. Under Appendix 3, other policies should be listed as relevant.

A point was raised about the relationship between the AONB Unit and the Planning Authority, and it was felt this had been much improved. It was also hoped further improvements could be made via a training programme to be organized by the new incumbent of the Planning post within the AONB Unit.

Action: New planning post holder to organise training event.

The meeting expressed thanks to MR for her excellent work in drawing the up the guidance notes.

3.2 Consultation Feedback on Horse Management and Landscape - AONB Guidance Note

Several positive comments had already been received from various organisations regarding the above, as well as concerns expressed about owners being told what to do with their land. It was pointed out that the purpose of the document was to provide guidance and assistance, for those seeking to obtain planning permission for equestrian development. David Groves (AONB Rural Business Portfolio holder) was collating comments from horse owners through his business connections.

Some of the suggestions received to date included:

- the guidance should be applied across the whole Island as much of it was general.
- that there should be two documents, one for the Planning Authority and a friendlier version for applicants.

Feedback from the Work Group was that if the Planning Authority wanted to have a document to cover the whole Island, it was up to them to write one. MR pointed out that it might be in our interests to work with the Local Planning Authority to define how applications for equestrian development within an AONB should be distinguished from applications outside an AONB. She suggested that the Horse Management and Landscape guidance incorporate a similar paragraph as in the draft Farm Diversification guidance, stating that many principles in the guidance may be applicable Island wide, and specifically highlighting where the differences are. With regards to the idea of two documents the Work Group felt this was not a practical approach, and it should remain as one document provided key equestrian organisations and individuals were happy with it. It was felt that planners needed to be more consistent with their decisions regarding equestrian applications.

Action: *MR to produce paper on changes from agricultural to equestrian use with the AONB*

4) Development Control

4.1 DC Monitoring

MR distributed a paper to the meeting comparing the year 2004/05 with 2003/04. Overall, there was an increase in applications island-wide, some 15% of Isle of Wight planning applications being within the AONB, no significant change from the figures of the previous year. There have been more refusals on design and siting issues, with the percentage rising from 32% to 50%. It was felt more precision was needed in classifying the category "other" and this needs more analysis.

4.2 DC Update

Undercliff Drive - the Local Authority are intending to compulsorily purchase a triple SSSI and Nature Reserve. Wight Wildlife, as a major landowner, will be making strong objections. The Undercliff Defence Committee are intending to seek a judicial review.

Stone Place, Shorwell - Planning permission has been granted for some time, this is just a renewal.

Orchard House - permission has been granted, but with several conditions concerning design and landscaping. As this development could be regarded as being contrary to UDP policies, it could create a bad precedent.

Sheepwash Lane - complaints have been received regarding unauthorised structures such as mobile homes, metal storage buildings, camper vans and floodlights. MR has contacted the Enforcement Team, but has received no reply.

5) Any Other Business

There being no further business, the meeting closed at 4.16 pm