

**Isle of Wight AONB Partnership - Development Control & Planning Work Group**  
**Minutes of Meeting 10 August 2007**  
**10.00 p.m. Upper Conference Room, Seaclose**

**In Attendance**

|                          |  |
|--------------------------|--|
| Richard Grogan           | IW AONB Steering Committee Nature Conservation Portfolio (Chair) |
| David Court              | IW AONB Steering Committee Coastal Portfolio                     |
| Tony Tutton              | IW AONB Steering Committee Chairman                              |
| Professor Dennis Russell | Chairman CPRE  |
| Vicky Basford            | IW AONB Steering Committee Historic Environment Portfolio        |
| John Brownscombe         | AONB Lead Officer  |
| Nicky Rogers             | AONB Planning Officer  |
| Carrie McDowell          | AONB Assistant   |

**Remote Member**

Andy Gordon                      Natural England

**1) Apologies for absence**

|               |   |
|---------------|---|
| Denis Russell | IW AONB Steering Committee Vice-Chairman            |
| David Groves  | IW AONB Steering Committee Rural Business Portfolio |

**2) Minutes of previous meeting and Matters Arising**

**Motocross:** the Council are pursuing the prosecution of the Enforcement Notice. If the applicant wanted to submit a further application, the Council would have to determine it.

**Safari Park at Niton Manor Farm:** the proposal to develop Niton Manor Farm as a Safari Park has been dropped. There may be an alternative site put forward in the near future.

**South East Plan:** the Inspector's report is due within the next two weeks.

**Update:** Inspectors Report has been received and no extra dwellings above the 520 per annum are proposed.

**Undercliff Drive:** compulsory purchase order enquiry delayed until November 2007 at the earliest, and may even be into the New Year. The enquiry should take place within a set time following the Compulsory Purchase Order, but due to a current lack of specialist staff within the Council, no-one is able to brief a barrister about the issues at present. JB advised that proof of evidence did contain information in relation to the context of the Management Plan regarding Landscape Character in the Undercliff and relevant policies and objectives. Discussions followed regarding road strategy in relation to Undercliff Drive and Military Road.

**Robin Hill:** a master plan has been developed for Robin Hill and its future management, including relocating attractions from Blackgang Chine. It has been done with all consultee input and on the whole is acceptable. NR is working closely with both sites.

**Blackwater Cricket Pitch:** questions were asked about the removal of the hedges and the provision of a stadium; it was advised that hedges will be replaced, and a further application required for a stadium.

**Gun Club Godshill:** the application was refused

**Appuldurcombe:** this was also refused and although pre-application meetings were held, they have not yet come back with an acceptable scheme, although they have been working with Conservation and Design to achieve this.

### 3) **Local Development Framework and Management Plan Review**

Following the withdrawal of the original Core Strategy, a revised timetable is now available on the Council's website, with adoption on January/February 2010. Evidence gathering will take place in the middle of next year together with a preferred options paper. Now that the process is being undertaken in-house, it provides us with an opportunity to align the process with the review of the AONB Management Plan, with consultation of the preferred options to embed it within the Core Strategy of the Local Development Framework.

The Local Authority had to produce a Local Development Scheme (LDS), which sets out the Council's timetable for producing the Island Plan. From 27 September 2007, the Council will no longer be able to use the Unitary Development Plan (UDP) to determine development proposals. The LDS has a list of 56 policies that the Council were able to save and, along with C2, many other policies have gone. The Council will be using National Government Planning Policy Guidance and Statements to assess planning proposals, and the relevant one for AONBs is PPS7, giving AONBs the highest level of protection. NR will circulate a copy to members of the Work Group.

**Update:** Copies of saved UDP policies circulated to Work Group

### 4) **Enforcement Update**

The AONB Unit were involved in the Peer Review carried out by the Planning Advisory Service which was very beneficial. We gave our detailed views on the positive changes being made within Planning Services. The resulting report gave a very positive view of the AONB team and our role as a "critical friend" within Planning Services, with the main points as follows:-

- our link with other internal programmes, policies and corporate objectives especially Planning Policy, Regeneration and Major Development Team.
- strong internal links with local, regional and national partners.
- acknowledgement of our activities involving the community and the resultant feedback.
- quality and outcomes of our monitoring work for DC, which is not done anywhere else, and provides a positive contribution.
- spatial analysis through GIS and connecting with the general public via the Annual Review.
- a critical friend for environmental considerations.
- Management Plan very positive for setting policies and objectives.

JB felt that this process had raised our profile, and that the change in office location has been good. It is possible that we may again be looked on as a Council department, although our proper role as an independent partnership now has a higher profile within Planning Services and corporately than it did two years ago. Concern was expressed about the lack of enforcement and consistency in connection with several applications, due to inexperience and

inadequate training of new employees. This did come out in the report, but equally their enthusiasm and engagement with the job received praise. There is a commitment to review enforcement policy with Councillors and the Chief Executive by prioritising work, reviewing structure and work levels. The Senior Management Team intends to focus on customers and what they want, as part of their key aims for the future. An improvement plan will set out how services will address challenges and work has already commenced in this area. The AONB will now include DC monitoring data for the whole Island to be given to Planning Policy for their use.

**Update:** NR has requested to be involved when prioritisation begins with the Enforcement Section.

## 5) Planning Policy

### 5.1 Supplementary Planning Guidance - Horse Management and Farm Guidance

**Horse Management** - SEEDA have provided money to Frances Clayton of Kent Downs AONB, to issue a regional guidance based on their excellent local guidance. We intend to hold workshops next month which will be advertised involving planners, councillors, individuals, landowners and other interested parties. Once the guidance has been produced, we can use it as best practice and add our own local input if necessary. It cannot be a Supplementary Planning Guidance, as it would be impossible to go through the relevant consultations at a regional level.

**Update:** Workshops well attended by all and very successful events.

**Farm Guidance** - an outline will be done for producing a new consultation phase with a European Farm Landscapes Project workshop in December for Isle of Wight farmers, run by Graham Drucker of Wight Wildlife.

### 5.2 White Paper

This very extensive document is intended to streamline the planning process, and NR provided an overview of the most important points. A draft of our reply will be circulated to members of the Work Group for their comments, which will be required as soon as possible as our final comment is due by 17 August 2007. Much of the White Paper is not relevant to us, so the draft will be a broad approach with bullet points for ease of understanding.

**Update:** Comment submitted to Government.

### 5.3 Permitted Development Rights and Microgeneration

As part of the Government's review of planning, they are trying to free up Planning Officers' time by negating the need for planning permission for certain types of development including microgeneration. An e-mail detailing our concerns and comments will be circulated to members of the Work Group for any views they may have, as the deadline for our reply is also 24 August.

**Update:** Comment submitted to Government.

## 6) Development Control

NR has produced the DC information in a slightly different way this year. As the Annual Review is a public document, she felt it needed to be a bit more user friendly and visual. We have also introduced a new coding system to make interpretation of specific types of development easier, and this is available in the Annual Review. It was asked whether it would be possible to provide information on objections per category for our working groups, and it was advised that this could be done if required.

It was asked how we perceive how the AONB has changed, and it was advised that this would be covered in the State of the AONB Report, which is a snapshot covering all aspects of the AONB and is underway at the moment.

- **Brighstone** - there are two proposed developments which will have major implications for the village. The first is an application for five dwellings near the recreation ground, to which we will make an objection as they are too cramped. The second is six dwellings on Upper Lane, to which we will also object, as they are large executive homes rather than the affordable housing actually required in the village, as identified by the local community.

**Update:** The first application was refused and the second was approved by members for five executive homes.

- **Havenstreet** - the application for a cricket pitch opposite the railway station is a cause for concern, as our pre-application discussions indicated it was outside the development envelope and no national need had been identified. Subsequent discussions were held with the relevant Case Officer, who considered the landscape impact was not significant. It was then raised at a higher level within the Authority, and further discussions will be held with the applicant to request further justification of this choice of site. The application has now been withdrawn, but a further application is expected with additional information, to which we will object again. There were problems with boundary issues, objections from neighbours and right of access. Its claim to have community support was not backed up by any letters of support, and the Parish Council remained neutral.
- **Wind Farm** - the deadline for an appeal against refusal has now passed, but it is understood there may be a re-submission for three turbines.

Two further planning issues were raised by members of the Work Group.

- An application to demolish a large Victorian dwelling opposite Dimbola Lodge, to be replaced by a three storey block of nine flats and two houses. It is not currently in a conservation area, although it is in the AONB. Objections have been received from many individuals as well as the Parish Council, National Trust and CPRE. NR advised that we will be objecting to this application.

**Update:** Application still pending.

- Will the purchasers of the flats on the development east of Freshwater Bay replacing existing buildings be able to pressure the Council into any protective works should there be any future problems with the buildings due to their close proximity to the

cliff edge. It was advised that purchasers will have to sign a legal agreement that they understand the situation when they agree to buy.

**7) Dates of future meetings**

It has been suggested that a timetable is set up for regular quarterly meetings of the Development Control and Planning Work Group. The tentative timetable is as follows:-

06 November 2007  
12 February 2008  
20 May 2008  
12 August 2008

**8) Any Other Business**

The meeting were asked if they knew about proposals for a railway carriage to be used for residence on the RSPB reserve at Brading Marsh. It was advised that this was not in the AONB, and had been vetoed by the Environment Agency.

The Southampton laser proposal will now not take place, as there has been a change of administration within Southampton Council.

The Chairman gave a vote of thanks to NR and FH for all their working in producing the DC reports for the meeting.

There being no further business, the meeting closed at 12.35 p.m.

cdm/21 August 2007