

Isle of Wight AONB Partnership - Development Control & Planning Work Group
Minutes of Meeting held on Thursday 12th February 2004,
2.00pm, Seaclose Offices, Newport

In Attendance

Richard Grogan	IW AONB Steering Committee Nature Conservation Portfolio (Chair)
Tony Tutton	IW AONB Steering Committee Chairman
Denis Russell	IW AONB Steering Committee Vice-Chairman/Community & Parish Portfolio
Vicky Basford	IW AONB Steering Committee Historic Environment Portfolio
Dennis Russell	CPRE
John Brownscombe	AONB Officer
Fiona Hanna	AONB Planning & Information Assistant

1. Apologies

David Court	IW AONB Steering Committee Coastal Portfolio
Marijke Ransom	AONB Planning & Information Officer (Maternity Leave)

2. Minutes of previous meeting & Matters Arising

TT had not been listed in apologies – to be amended. The minutes were agreed.
JB informed the meeting that the protocol had been taken forward and was working well.

3. Update on Planning pressure in AONB

FH distributed graphs and charts to supplement the paper submitted on planning pressures. It was agreed that overall DC Officers were noting AONB Unit comments and that C2/C4 policies were being cited more in tandem with AONB comments. It was felt that DC were showing their duty of regard for the designation, but more work is needed to influence DC Committee members. FH was thanked for her work on planning matters/analysis in MR's absence

4. Development Control – Recent Cases of Note

The following recent applications were discussed with the following points of note:

Hermitage Court Farm – concern was raised that a precedent may have now been set for the release of agricultural restrictions on further properties and that this may indicate that the DC Committee has a lack of understanding/sympathy of rural ways of life and can be influenced by personal sympathies as opposed to strict policy.

Needles Pleasure Park – General discussion on suitability of some of the themes in tourism parks, and the different approaches taken by them. It was good that positive moves have been made towards a closer liaison with the management of both the Needles and Blackgang Chine. JB reported that he had been approached by University College Chichester to work with their students on a project looking at the impacts of tourism. JB has suggested that the Alum Bay area is used for the study as it has good contrasts – Pleasure Park and National Trust. It was also noted that there would be major concerns if another Theme Park was proposed for there are other brown field sites on coastal locations i.e former Holiday Camp sites.

Chale Bay Farm – It was very disappointing that this application had been approved by DC Committee, as it was so blatantly against the UDP and Officer recommendations. Concern was also raised that despite the vicinity to the new SSSI area that English Nature did not comment. The work group agreed

that there were lessons to learn from this and that further liaison was needed with both the DC Committee and also the Crime & Disorder team to raise awareness on their Duty of Regard.

Yarmouth Garden Machinery Site

Chale Farm Barn

It was queried and JB confirmed that the level of approaches being made to the AONB for pre-application advice was improving, but it was still variable, often dependant upon the DC Officer.

5. Tetra Masts

The sites, application and procedures, followed by Airwave for Tetra Masts were discussed. JB gave an overview of the information given in the recent application at Cowleaze Hill and English Natures comments on this application were read out to the work group. Following discussion it was agreed that AONB comment would include: Concern that applications are retrospective, indicating a failure in their 'duty of regard'; on principle due to the 'temporary nature' of the development (it was also felt that this failure to take a long term strategic view, again illustrated a shortfall in their 'duty of regard'); and that there was still insufficient information supplied in support of the application.

6. AONB requests for enforcement investigation

JB reported that he had written to enforcement in relation to Tetra Masts for Cowleaze & Stenbury but to date had not received a response. The matter had been discussed at the recent Steering Committee meeting and it was agreed that a letter to be written in the SC Chairman's name, however, this was still to be actioned.

JB informed the meeting that the Tetra issues were not the only matters that he had contacted enforcement about. JB has written to enforcement in relation to 2 other sites, Hill Farm, Newchurch and Little Pitt Place, Brighstone, where the AONB had lobbied for conditions, which were placed on the planning approval and yet were not being adhered to.

The value of adding conditions and landscaping schemes, to allow for development in the AONB, was questioned - if there was no monitoring/enforcement of these.

It was agreed that these matters all needed to be followed up with enforcement and a request made for some acknowledgement, even if it was to inform us they were unable to follow the matter up at that time.

It was agreed that two separate letters should be sent and copied to both Chris Hougham & Andrew Ashcroft.

It was also suggested that the protocol could be amended in the future to include enforcement.

Action: *JB to write further letters to Enforcement*

7. AONB response to recent government planning policy consultations

The work group were satisfied with the responses forwarded on PPS7 and PPS22.

JB reported that the IW AONB response reflects that of the Countryside Agency and other AONBs.

8. Sandown Bay Regeneration Strategy

This was discussed with the following points of note: There was little consultation with any of the policy constraint bodies i.e Countryside Agency, English Nature, Environment Agency, etc. There is no reference to the AONB at Yaverland or the SSSI at the beach area by Red Cliff and no consideration or context setting to the surrounding countryside. It was felt that the overall aim was laudable, but that it was raising aspirations and a wish list, for it was lacking in policy consideration and achievability and

does not address any constraints against it being completed. JB confirmed that the document had recently been adopted by the IWC Executive committee as an aspirational strategy.

It was agreed that JB would re-draft the AONB response and include: a stronger emphasis of our concerns; highlight that it does not fulfill policies in UDP in relation to the AONB; that it has been completed in isolation; question whether it is sustainable development; visibility from the AONB (Brading Down), Lack of consideration of constraints, concern at indication of extension of sea wall.

Action:

JB to re-draft response.

JB reported that he had been involved in pre-application meeting with White Air who are keen to operate mountain-boarding on the amenity field to the east of the sailing club at Yaverland. This will require soft-engineering works to install 3 courses. JB confirmed that he has expressed strong concerns and it was agreed that it was not something that could be supported. JB has also notified Archeology on this matter.

9. Local Development Framework

A copy of a recent presentation given by Andrew Ashcroft on the LDF was circulated at the meeting. JB reported that it was hoped to distribute further information from Ashley Curzon (AC), but he has not been able to complete this, therefore, this item will be included in the next meeting's agenda.

10. IWC Commissioned Supplementary Planning Guidance Development

We are awaiting an update from AC on how this is progressing and therefore this item will also be included on the next meeting's agenda.

11. Parish Plans Seminar

JB informed the members that RCC were running a Parish Plan Seminar on 26th February 2004 at Rookley, which he had been requested to present a talk on Landscape Character Assessments and their use in Parish Plans. As JB will be on annual leave, his presentation has been pre-recorded on video and will be shown at the seminar. VB will also be speaking at the event on Historic Landscape Characterisation. JB reported that the AONB unit were developing strong links with Steve D'Giacoma at RCC, who is keen to advocate Parish Plans on a broader aspect.

12. Regional/National Liaison

JB reported that the AONB Unit is in regular e-mail and telephone contact with other AONBs nationally in relation to all regional and national documents and that he attends regular SE Regional AONB meetings in which good practice/concerns are shared/highlighted.