

Isle of Wight AONB Partnership - Development Control & Planning Work Group
Minutes of Meeting held on Monday 14 March 2005
10.00 p.m. Committee Room 2, County Hall, Newport

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
Vicky Basford	IW AONB Steering Committee Historic Environment Portfolio
Dennis Russell	Chairman CPRE
Marijke Ransom	AONB Planning & Information Officer
Carrie McDowell	AONB Administration Assistant

1) Apologies

David Court	IW AONB Steering Committee Coastal Portfolio
John Brownscombe	AONB Officer

2) Minutes of previous meeting & Matters Arising

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

Matters Arising-

Undercliff Drive - This application has now been approved. DR asked about the additional artists impressions that were due to be supplied, and was advised that these had been received by JB, who prepared a final response on behalf of the AONB Partnership, a copy of which was attached with the minutes of the last DCPWG meeting. As the Chairman was not present at the last meeting, he was asked his opinion of the decision to remove our objection. Whilst he had different views of the scheme on behalf of the Wildlife Trust (as part landowners), from an AONB perspective he agreed there were not strong grounds for objecting, as the principle of a road through the Undercliff had already been established, however he felt it was important that detailed conditions were made. He also believed it was undemocratic for the organisation approving planning to also be the developer.

The meeting expressed concern that conditions required regarding highway design, landscaping etc. would not be strictly adhered to. MR advised that JB has had contact with Charles Storm of High Point Rendell (who prepared the Environmental Statement) to discuss our concerns, and it is likely that a Project Group will be set up to monitor all the conditions attached to the application, to ensure they are carried out to agreed standards. The meeting felt it was essential that JB was a member of this Project Group and suggested that a letter be sent to the Local Planning Authority to endorse this.

Action: A letter is sent to the LPA to endorse the establishment of a Project Group for monitoring the implementation of the Undercliff Drive scheme and representation of the AONB Partnership by John Brownscombe.

Wind Farm at Wellow - Due to re-structuring at Your Energy, this application is now not expected until June 2005.

Hedge removal at Sandford - meeting requested an update on the situation.

Motocross at Gore Basin – The international motocross event at Gore Basin for June 2005 has been moved to a purpose built motocross site in Winchester. Due to the standard of this facility it is thought

unlikely that international events will be held on the Island. The next meeting at Gore Basin has been scheduled for August Bank Holiday. It was questioned what implications this would have on the current enforcement action. The DCPWG would like clarification of the following:-

- what is the current situation on enforcement.
- when is the date works should have been completed.
- what would the status of the site be if there is an appeal.

Actions: Information on Sandford and Gore Basin – MR to progress

3) Planning Policy

3.1 Draft Response to Statement of Community Involvement (SCI)

RG expressed thanks to MR for comprehensive nature of the paper, and felt the draft SCI was a generally dry and uninspiring document. It was recognised this was a learning curve for the Planning Unit, who were not familiar with this type of approach. MR suggested we append the list of organisations identified in the Chilterns District Council's SCI, which is very comprehensive. RG agreed although felt this might be too comprehensive. MR said a core part of the new planning framework was to ensure involvement of the local community, which was a positive step forward. MR has attended presentations by GOSE, who are keen to see improved standards for community involvement and will have to approve all SCI. We hope to build strong links with the preparation of the Local Development Framework, when the AONB Unit is relocated to share space with the LDF consultants in the Innovation Centre.

DR suggested the Solent Protection Society should be a member of the AONB Partnership - MR agreed to check to see if they had originally been invited but had not responded.

The meeting was advised that Wight Wildlife and the National Trust will be providing their own responses to this document, and the local CPRE Group will add their comments to their South Regional Group.

Action: MR to check response of Solent Protection Society

Update: Solent Protection Society were not included in the original request for partners. The request to approach Solent Protection Society to become members will be taken to Steering Committee. A full review of the membership will also be considered.

3.2 Draft Response to South East Plan

RG expressed thanks to MR for her work on this Plan. There was much discussion on this paper, with concern being expressed that we avoid the Island becoming a suburb of the mainland. Regarding housing, there were questions over whether the plan was responding to housing need or housing want. It was felt that it is important to highlight that all of the options for growth on the Island will affect the AONB, whether or not any new houses were actually located within the AONB.

Regarding the skills base on the Island, VB said do we assume the Island does not have the necessary skills required by businesses, if not, does our education need improvement in order for Island workers to meet business requirements. It was pointed out that a good example was in the area of Planning where certain qualifications were essential, but training budgets had been cut.

RG felt there were two areas of demand - the quality of life for people living on the Island, or selling tourism at the expense of everything else. Do we want short term gains from large events e.g. Music Festival, or should we be selling the Island as a product and having slow incremental developments.

DR said there was nothing in the document about actual transport on the Island i.e. roads, it only mentions cross Solent links. MR noted that policy IW2 also referred to 'an integrated transport approach developed at the local level', which was probably sufficient for this strategic document, however, it could be given more emphasis in the supporting text. Concern was also expressed about sustainability especially regarding water levels on the Island.

Regarding the impact of housing, VB suggested using LCA notes which contain information about what is typical in certain areas, and how much would be lost if there was an increase in house building. The AONB Management Plan should also be used to ensure best practice is followed.

The meeting agreed the following should be highlighted:-

- There should be a core policy (along the lines of the Sussex Coast) to provide an view for the Island as a whole. This policy should determine what the priorities are, with a vision looking at a balance between economic regeneration and quality of life.
- The policy on rural areas needs strengthening - the definition of 'Rural Priority Areas' centres around market towns and villages, with little focus on real rural issues, e.g. difficulties facing the farming community.
- We need to suggest a policy on the overall phasing and level of housing provision, which should be based on an assessment of existing development pressure within the AONB. We should watch with interest how successful the policy being tested in Yorkshire Dales National Park, to consider restricting the sale of houses to local people, is working.
- Map should show area of Island that is AONB, and also highlight the two Heritage Coasts.
- Supporting text should refer to internal transport links, as any proposed growth will have a severe impact on existing transport.
- Make specific reference to Management Plan as delivery mechanism.

MR will re-draft and circulate to members of the Group before submission. RG also agreed to provide MR with a copy of the submission from Wight Wildlife.

Action: MR to re-draft and re-submit to Group

3.3 AONB Guidance Notes - update

Our Guidance Notes on equestrian development, whole farm plans and landscaping will be prepared prior to MR leaving. Sketches for the equestrian development are currently being prepared. These notes could become Special Policy Documents in the future but not SPG's, as these will no longer exist under the new framework.

4) Development Control

4.1 Summary of recent DC responses

Gladices Barn - this is going to committee on 15 March with a recommendation for approval. This is an application for change of use to tourism accommodation of a barn originally approved for agricultural purposes. MR advised there is an Inspector's decision for a similar case in Waverley Borough Council, Surrey, which upheld the refusal. This was brought to the relevant officer's attention, but was too late to be included in this report. There was concern that approval would create a precedent for the future.

Update: Due to Highway concerns, Officer decision had been changed to recommendation for refusal. Applicant had voluntarily withdrawn the application to undertake further work to re-submit at a later date, with revisions attempting to address Highway concerns.

Brighstone Holiday Camp - have submitted an application to build a new manager's accommodation, but the proposed design is out of context. At a pre-application meeting the AONB Unit and LPA made suggestions to improve the design, but these have been ignored and the application is in its original form - we have objected.

Fort Redoubt - following detailed negotiations regarding the proposals for Fort Redoubt, it is disappointing the applicant has indicated this approach is not economical or technically feasible, and is seeking to amend roofing materials. Proposals for changing less visible areas to more traditional roofing materials is being discussed, and detailed illustrations requested.

Update: Meeting has been held and changes will not be significant. The AONB Unit will be formally consulted by the LPA.

Needles Pleasure Park - have received confirmation the condition for planting associated with the Junior Driver application will be undertaken shortly. Pre-application discussions held regarding provision of a Helter-Skelter attraction. Concerns raised over height and visibility.

5) Any Other Business

DR asked if the Unit knew anything about a house at Godshill in the field towards Sandford adjacent to Tottle Bottom Farm. He was concerned if this was approved, future development will extend along the field. MR said we have not yet submitted a response, but we will be objecting.

Update: A formal response objecting to the proposal was submitted to the LPA.

DR said we should also keep an eye on the Wight Leisure advertising boards sited across the Island. The only two sites in the AONB were at Wootton and Yarmouth.

There being no further business, the meeting closed at 12.25 pm

cdm
15 March 2005