

**Isle of Wight AONB Partnership - Development Control & Planning Work Group
Minutes of Meeting 06 November 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
Professor Dennis Russell	Chairman CPRE
Vicky Basford	IW AONB Steering Committee Historic Environment Portfolio
Denis Russell	IW AONB Steering Committee Vice-Chairman
Nicky Rogers	AONB Planning Officer
Carrie McDowell	AONB Assistant

Remote Member

Andy Gordon Natural England

1) Apologies for absence

David Groves	IW AONB Steering Committee Rural Business Portfolio
Tony Tutton	IW AONB Steering Committee Chairman
John Brownscombe	AONB Lead Officer

2) Minutes of previous meeting and Matters Arising

The minutes were accepted as a true record of the proceedings of the last meeting.

Appuldurcombe: no further information has been received since the previous meeting.

Enforcement: a report has been prepared on the recommendations for a way forward on this issue, which includes a Team Leader and an additional member of staff. The current West Team Enforcement Officer is away sick, with no current details of when they will return to work. It is intended to provide short term cover to deal with the backlog of cases, identifying the priorities using a traffic light system which NR will review when it is in place.

Hazelhurst: Serious concerns have been expressed by both the National Trust and Dimbola, but no decision date has been set.

Update: *Revised plans have vastly improved the scheme.*

3) Island Plan and Management Plan Review Update

Management Plan Review Workshops are planned, the first of which will be held at Northwood House on Thursday 29 November 2007. Invitations have been sent to all members of the AONB Partnership.

We are moving forward with the Island Plan, and the AONB Unit will be involved in the process. Concern was expressed about the policies that have been lost as part of the Unitary Development Plan (UDP), but it was advised this had only been done where there was sufficient cover under national guidelines or local Supplementary Planning

Guidance. There are also overarching policies covering good design, landscape character, countryside etc. in the UDP.

The person in charge of this work is Wendy Perera, with the involvement of Bill Murphy, and a Core Officer Group meeting is being held this Thursday which NR will attend. The Work Group felt it was important that a relevant Council Officer attended one of the meetings to provide an update on the progress of the Island Plan. NR will find out if this will be possible at the next meeting due to be held of 12 February, providing there is something to report. As the position of Director of Regeneration and Development is an interim one, it was felt to be important that we get reassurance from someone who is aware of the current situation.

Action: NR to see if and Island Plan update can be provided at February's meeting. Workshops are being arranged to which partnership members will be invited.

4) Planning Policy

4.1 Supplementary Planning Guidance - Horse Management and Farm Guidance

Horse Management

Francis Clayton from Kent Downs recently organised Horse Pasture Management Workshops for both the general public and planners, which were very well attended and elicited excellent feedback from attendees. She is currently developing a Regional Guidance, and a draft for consultation should be available within three to four weeks. The extensive work already undertaken on the AONB Horse Management Guidance can still be used, by tailoring the regional document to suit our local needs.

The meeting was advised that an applicant has applied for funding under our Sustainable Development Scheme for a Horse Pasture Management Project, which will provide advice and assistance for horse owners in the AONB.

Farm Guidance

A re-draft and a re-launch are required, and we hope to use the Farm Workshop organised by Graham Drucker as a starting point.

Update: *The event was not deemed suitable for a re-launch. This will be timetabled in NR's diary.*

4.2 Housing Green Paper

A copy of NR's response was circulated before the meeting and prior to this, consultations took place with other officers from the South East Protected Landscapes Group. Other areas obviously have different issues, so our response concentrated on what is important in respect of the Isle of Wight AONB. It is intended that green spaces will be provided within new housing developments

known as Suitable Accessible Natural Greenspace (SANGs), but concern was expressed that Natural England do not appear to be putting forward a strong argument for these areas.

5) Development Control

5.1 Applications

a) Thorness

This has been designated as a major application, so the comment deadline is 13 weeks, for the replacement of staff chalets with caravan bases. There was a previous application some years ago where permission was granted, but this may have lapsed as it is outside the five year time limit. There was an amendment in 2004 which may mean the permission is still valid, and NR will check this.

There is an additional application for a main building which the AONB is generally happy with, except for the impact on dark skies from a large skylight.

Following discussion, the meeting felt that we should put in a holding objection due to lack of information, with the following areas of concern:-

- Increasing assets behind unstable cliffs may require coastal protection in the form of additional sea defences.
- The area is adjacent to a Site of Special Scientific Interest, and Heritage Coast.
- An Environmental Impact Assessment should be made available.
- Detailed drawings, photographs and elevations need to be made available.
- Visual impact to and from the AONB and Heritage Coast.
- Suitability of the current drainage facilities.

Action: NR to check validity of the current planning permission

b) West Island

This application is for outline planning to build 109 houses on part of the site, so the Company can fund their move to Cowes and retain their business on the Island. They do not own the whole of the site, and a change of use will be required from industrial to residential.

Following discussion, the meeting felt that although the area is not in the AONB, a letter should be written so it is included in any report to committee. Areas of concern were as follows:-

- The land in the application is both reclaimed and on a flood plain.
- The density of the houses proposed will mean they will have to be three-storey, which will be inappropriate in this situation.
- Potential loss of jobs within the rural community and the AONB.
- The density of the site is out of proportion and inappropriate with the townscape.
- An Environmental Impact Assessment may be required due to the site being adjacent to a Site of Special Scientific Interest.
- Access difficulties and element of social housing provided for local needs, the contribution of which is lower than that which should be provided.
- Site will be visible from the AONB.
- The local community may wish to preserve from development, the area which is currently a horse paddock.

c) Atherfield

NR has attended a pre-application discussion for a complete re-development of the site to improve the tourism product. The plan is to have a lower density of units than that currently on site, but the proposed wooden chalets will have a larger footprint. Although there will be a lower number of units, the plan is to spread these over a wider area, and NR feels this is an area of major concern.

Concern was also expressed regarding the increase of assets in an area subject to erosion and near a Site of Special Scientific Interest, and the impact of any increases in light pollution in an area of 'dark skies'.

5.2 Development Control Update

a) Motocross

A new application is due to be re-submitted with a new Environmental Impact Assessment, and this will be assessed when it is received.

Prosecution is still pending for the Enforcement Notices with the Council's Legal Department.

b) Safari Park

Nothing further to report in this area, although there are rumours that a site other than Niton is being put forward, part of which in is the AONB.

c) Wind Farm

There were still rumours about a smaller scheme (three turbines), but it has been reported the Wellow site has been dropped from the list of Your Energy's appropriate areas.

d) Chillerton Barns

NR was unable to obtain a current update on the enforcement issues appertaining to this site.

6) Any Other Business

The CPRE has received a letter from the owner of Knighton Farm to advise that the Safari Park applicant has organised a meeting to discuss his ideas, which will be held at County Hall on 14 November, the time to be announced.

There being no further business, the meeting closed at 11.53 a.m.

Dates of future meetings

12 February 2008	venue to be confirmed
20 May 2008	venue to be confirmed
12 August 2008	venue to be confirmed