



The minutes of the Planning Committee Meeting held at the Village Hall, Westbrook Lane, Gurnard on Wednesday 30 May 2018 at 7.00pm.

One member of the public was present, who wished to speak on agenda item number 5.

PRESENT: Councillors: Orrey (Chair), Bugden, Jacobs, Laurens, Nolan and Vaughan.

1 APOLOGIES

Apologies for absence were received from Councillors Fuller, Harrison and McKean.

2 DECLARATIONS OF PECUNIARY & NON-PECUNIARY INTERESTS

- a) Councillors Bugden and Jacobs declared non-pecuniary interests in that they both live close by the site of the planning applications which were being discussed.
- b) No written dispensations were received.

3 MINUTES

The Minutes of the Planning Committee meeting held on 25 April 2018 were taken as read, approved as a correct record and signed by the Chair.

In view of the member of the public being present, item five of the agenda was taken next.

5 DESIGNATION OF A LOCAL GREEN SPACE

Councillor Nolan explained that during the development of the Gurnard Neighbourhood Plan, two local open spaces which are in the Isle of Wight Council's ownership were designated "Local Green Spaces" under the relevant legislation. Protection of the Jordan Valley was identified as a key objective of the Neighbourhood Plan, but no formal designation was included. The clerk was tasked with asking the Isle of Wight Council whether an additional space, Spencer's Field could be designated a "local green space" and added to the GNP. The IWC advised that as the Plan is now "made" any further designation would have to be made in the Island Plan via the IWC.

Much discussion took place between councillors and the owner of Spencer's Field over the potential designation of the land. The landowner made it clear that she does not want the field designated as a Local Green Space, and that if the Parish Council proceeded with the designation against her wishes, she would consider withdrawing public access from the site, which would impact on community events currently held there. It was explained that the designation would make little or no difference to the landowner's rights other than restrictions on building on the designated area in the future. The question was one of private vs public good: however it was made clear to the landowner that designation could not be imposed on the land without going through due process, which would include public consultation. It was:-

RESOLVED: That the Parish Council work with the Isle of Wight Council to obtain the designation of a "Local Green Space" for Spencer's Field, in order to protect the Jordan Valley for the future.

GURNARD PARISH COUNCIL

Councillors requested a numbered vote – four voted for the proposal, one voted against and one councillor abstained from the vote.

4 PLANNING & LICENSING APPLICATIONS

a. There were two applications for councillors to consider. It was:

RESOLVED:

That Gurnard Parish Council raise an objection to the applications numbered P/00467/18 and P/00468/18 - Plots 6 and 7, former Gurnard Primary School. The reasons for the objections are:

- 1 the proposal additional windows included in the new designs could cause overlooking issues for properties in Hilton Road: and,**
- 2 that the proposed changes to the building materials is out of keeping with neighbouring properties and would be likely to have an adverse impact on the street scene; particularly if used on the other properties as well.**

Councillors feel that the original accepted design for the two properties and the other in the development (plots 1 – 5) should be retained.

b. Three planning decisions were received.

The meeting closed at 7.45 pm

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Chair