



The minutes of the Planning Committee Meeting held at the Village Hall, Westbrook Lane, Gurnard on Wednesday 27 June 2018 at 7.00pm.

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

In the absence of both the chair and vice-chair, nominations to chair the meeting were taken from councillors. Councillor Nolan was duly nominated, seconded and unanimously voted in to act as chair for the evening.

Before the meeting started there were around 50 to 60 members of the Public who wished to speak on item 5, Spencer's Field. These discussions took 30 minutes and several procedural questions were asked, including how to revisit a resolution and how the Parish Council determine if a resolution should be tabled etc. They were answered by referring to the Standing Orders. Many Questions regarding item 5 were asked and most were replied with the promise there would be a full explanation given during the meeting at item 5 and it was apparent many at the meeting were not happy with the Resolution that had been passed, which had resulted in the closure of Spencer's Field to the public. It was explained a Green Space allocation does not change the owners' rights to his or her land. All activities that take place can still take place it changes nothing, ownership is the same, selling is the same, the only thing it can make harder is development on the land, but even this is possible in certain cases.

The Planning meeting started at 19.30. After public questions were closed.

**1 APOLOGIES**

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

**2 DECLARATIONS OF PECUNIARY & NON-PECUNIARY INTERESTS**

- a) No declarations of interest were declared.
- b) No written dispensations were received.

**3 MINUTES**

The Minutes of the Planning Committee meeting held on 30 May 2018 were taken as read, approved as a correct record and signed by the Chair.

**4 PLANNING & LICENSING APPLICATIONS**

- a. There was one planning application for councillors to consider. It was:

**RESOLVED: That Gurnard Parish Council raises no objections to the application numbered P/00660/18 22 The Avenue.**

- b. Four planning decisions were received.

# GURNARD PARISH COUNCIL

## 5 SPENCER'S FIELD

The chair explained Gurnard Parish Council had considered a planning application for two new properties at the back of the Portland Inn/Old Bakehouse in March this year. The properties were planned to be built outside of the settlement boundary with an entrance off Tutton's Hill through Spencer's Field. Councillors objected to the application as it was outside the immediate settlement boundary, and in the Jordan Valley and not in keeping with the Neighbourhood Plan. The application was later withdrawn. Gurnard Parish Councillors felt it was necessary to protect the field with a Green Space designation.

The Parish Council did not include any privately owned land in Green Space designation whilst constructing the Gurnard Neighbourhood Plan but it was clear from public consultation that residents wished for the Jordan Valley to be protected. It was re-iterated that Green Space allocation did not change owners' rights except to make it harder to develop the land.

Questions were asked about the meeting held with the landowner which was set up by the Ward Councillor Paul Fuller on 12 June 2018, but, was unable to attend due to illness. The chair explained that this was not a Parish Council meeting and councillors had only be made aware of the contents of the meeting that day. Although the compromise was offered at that meeting, as it was not a Parish Council meeting the contents had not been discussed by all councillors. Discussion took place about forming a working party to consider green space designation for all fields bordering the Jordan Valley. Several Councillors voiced an opinion that as Parish Councilors, they don't get involved in negotiations with land owners, as they didn't in the Neighbourhood Plan. It's the IWC Planning Officers that negotiate with land owners on Green Space allocation. The chair was asked a variety of questions, and statements were made by residents which showed that most present were not happy with the resolution which had been passed, which resulted in the closure of Spencer's Field to the public. The chair explained that as the Gurnard Neighbourhood Plan is now made, the Parish Council could only ask the IWC to consider local Green Space designation for inclusion in the Island Plan, which is currently being reviewed. The Neighbourhood Plan does protect the Jordan Valley to a certain level and it took nearly five years to complete with various public consultations, 50 meetings and the successful referendum which clearly stated the desire to protect the Jordan Valley from coalescence with Cowes. Following a lot more discussion it was:-

### **RESOLVED:**

- (i) That Gurnard Parish Council sets up a working party to look at the Jordan Valley as a green space and possible other green spaces within the Parish with Terms of Reference.**
- (ii) That Gurnard Parish Council keep the previous resolution made on Spencer's Field on hold until the outcome of the working party is brought back to the Parish Council for resolution.**

The meeting closed at 8.02 pm

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Chair