**Calbourne, Newtown & Porchfield Parish Council**

Mrs Valerie Taylor CiLCA PSLCC Clerk

3 Downside, Ventnor, Isle of Wight PO38 1AL Telephone 01983 852576

# MIN UTES OF THE MEETING OF CALBOURNE, NEWTOWN AND PORCHFIELD PARISH COUNCIL THAT WAS HELD AT THE PORCHFIELD VILLAGE HALL PORCHFIELD AT 7.0PM ON TUESDAY 13TH AUGUST 2019

**43 MEMBERS OF THE PUBLIC WERE PRESENT AND THE CHAIRMAN SUSPENDED STANDING ORDERS TO ALLOW**

**TIME FOR ANYONE WHO WISHED TO SPEAK TO THE COUNCIL ON AGENDA ITEMS.**

Residents made comments about the planning application for the Sportsmans Rest and there was

unanimous agreement from the local residents on the following points:-

* Line of site when driving out of New Road into Main Road its already difficult given bend is to the left
* Questions raised whether there will be a clear view due to dwelling planting from the right.
* Reduction of parking spaces to 8 is ludicrous.
* New Road outside pub is very narrow, no yellow lines and don’t want any. This could result in congestion.
* Car park not the place for housing.
* Pub will not be open when building work takes place.
* Having made extension to pub it would make a lovely house
* Cannot second guess but could see more housing being asked for on site.
* Shocked at plans and lack of detail in the application
* Changing car parking situation means it will cause problems with emergency vehicles.
* Reducing carparking does not make sense.
* Think this is the thin edge of the wedge.
* Reduction of car parking spaces will cause problems for pedestrians in New Road
* Concern raised about the corner that floods in the car park
* Question asked if there was a drainage and sewer problem.
* Car Park is soakaway for storm water drainage.
* The trees in the car park form part of the village heritage.
* Detrimental to wildlife that is on site.
* Documents don’t mention trees.
* Disabled car parking not mentioned.

Cllr Pike thanked everyone for their comments and for coming to the meeting to make their objections known. In response to various questions the Clerk distributed the address and email of the planning department at the Isle of Wight Council for people to send in their comments.

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| **356/19** | **APOLOGIES FOR ABSENCE**  Apologies were received from Cllr Weeks and Cllr Hutchinson |
| **357/19** | **DECLARATIONS OF INTEREST** |

There were no declarations of interest.

# 358/19 TO COMMENT ON THE FOLLOWING PLANNING APPLICATION AND ANY THAT ARE RECEIVED PRIOR TO

# THE MEETING AND NOTE DECISSIONS TAKEN

**19/00572/HOU** 1 Brookside, Porchfield PO31 8NF. Proposed replacement garage and home office

**RESOLVED:-**

That Calbourne, Newtown and Porchfield Parish Council have no objects to this planning application.

**19/00454/FUL** Sportsman’s Rest Main Road Porchfield PO30 4LP. Demolition of single /2 storey extension; proposed two dwellings

**After much discussion by the Council it was:**

**RESOLVED:-**

**That** **Calbourne, Newtown and Porchfield Parish Council requests the Isle of Wight Council to**

**refuse this planning application based on the objects the Parish Council on the grounds that are listed**

**below.**

**Background**

This site is a public house and was listed by the Parish Council as a community Asset when the last owners based in the USA closed it.

It has an extinct planning permission to extend and upgrade the kitchen which CPC supported.

Previous owners formed an illegal entrance onto New Road since blocked up by current Pub leaseholders.

To upgrade the Pub has support of local people. Currently the poor Kitchen and ventilation associated puts some people off.

However, it also needs passing trade and holiday people most of whom will arrive by car and need somewhere to park.

**Application**

The form is inaccurate in a number of ways:

1. Section 7 has been completed as no but should say yes and state materials being used(contrast with rebuild  application)
2. Section 8 says the proposals do not require any diversions/extinguishments and/or creation of Rights of Way but we could say there has been a footway through car park for years.
3. Section 9 says existing car spaces is 19 whereas it is more like 26. New spaces are 2 for publican (cannot be as one is already used for the pubs bins) plus houses leaving only 8 for pub. This is a nonsense reducing from 26 down to 8.
4. Section 10 says trees/hedges not on site which is incorrect
5. Section 10 also says there are no trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character which is incorrect
6. Section 11 says surface water will be disposed of by soakaway but the area of land available for soakaway ie the car park is being seriously reduced. Which will lead to increased problems with more surface water on the junction of New Road.
7. Section  12 Biodiversity and Geological Conservation-Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site? Answers are no in all cases despite Bats, Newts  and Owls being regularly seen on and over the property.
8. Section 14 says they have  plans to incorporate areas to store and aid the collection of waste but provide no details.
9. Section 15 says there is no trade Effluent and trade waste but there must be from a commercial kitchen.
10. Section 16 new residential requires the applicant to download and complete this supplementary information template. They have not done this (contrast to rebuild application)
11. Section 19 requires hours of opening to be stated.
12. Section 20 requires commercial premises to describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning including the type of machinery which may be installed on site: This is for noise and as a commercial kitchen will have to have ventilation.
13. Section 25 says the applicant is the only person with an interest in the land including 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. The publican has 13 years on a lease still to run.
14. The existing plan is incorrect and does not accurately reflect car parking provisions nor local features such as pond
15. There is no street scene which would show relative mass of new build adjacent to existing.
16. There is no shadow modelling showing how new build affects seating areas around the pub.
17. There is  no vehicle tracking to show how modern cars access and leave the site.

**Calbourne Porchfield and Newtown Parish Council are concerned about the application being listed despite so many obvious errors**.

Calbourne, Newtown and Porchfield Parish Council strongly **Objects** to this planning application on the above listed grounds and are concerned that this application has been registered as it is incomplete and at the best totally misleading.

**Advertising**

This is required to be easily seen and in relevant places. It was one sign hidden behind a tree. Nothing in

New Road where the new access is proposed.

Calbourne, Newtown and Porchfield Parish Council strongly **Objects** on ground that this planning

application has failed to be advertised in the proper manner and has been mis- advertised.

**Design**

The Local Planning Authority promotes good design. This is in a very prominent place in the village and

demands more than a cut and paste from an urban housing estate.

Calbourne, Newtown and Porchfield Parish Council strongly **Objects** on grounds the design is poor and

unimaginative.

The pub redesign fails to understand the health and safety, or people flow. It looks like another house

design

Calbourne, Newtown and Porchfield Parish Council strongly **Objects** on grounds it has been designed as a

house with no concern for health and safety of the staff and users.

There is nothing about proposed materials.   
 Calbourne, Newtown and Porchfield Parish Council strongly **Objects** on grounds the Parish Council must be

given an opportunity to comment on proposed materials  
 Massing- no drawing to show street scene.   
 Calbourne, Newtown and Porchfield Parish Council strongly **Objects** on ground the relative scale of houses

to public house should be shown and if shown will show new houses mass against the prevailing street

scene **Car Parking**

In general spaces use 4.8 by 2.4 m size when we are not in last century and modern cars are  more like to

be 5 by 3m

Two aspects-

Public House- only one in area (Horse and Groom, Blacksmiths, Travellers, Sun Inn) where the  idea is less

car parking with bigger number of covers. This is not believable.

Calbourne, Newtown and Porchfield Parish Council strongly **Objects** on grounds unsustainable.

Result will be more on road parking

Calbourne, Newtown and Porchfield Parish Council strongly **Objects** on grounds of increased parking

on New Road due to the narrowness of the road leading to the blocking of New Road to emergency

vehicles and leading to localised conflict. This could also lead to trespass at the Village Hall cause users of

the hall a great inconvenience by blocking and preventing them from parking.

The narrowing of the carriageway caused by potential over-spill from the pub would endanger pedestrians

(mainly residents), as there are no pavements or streetlights in New Road and the village do not want any.

Calbourne, Newtown and Porchfield Parish Council strongly **Objects** on grounds of public safety.

Houses- Following on from comment re space. If modern car/SUV more probably cannot tun in the allotted area so will either reverse off the main road or out onto it. No tracking drawing provided.   
Calbourne, Newtown and Porchfield Parish Council strongly **Objects** on grounds of safety.

**Highways**

Again take as two:

Public House never has had legal access onto New Road. Previously turned down. The proposed new access

is In wrong place as most passing trade uses Main Road. If allowed this willl result in sign posts, yellow lines

and other examples of urbanisation.

Calbourne, Newtown and Porchfield Parish Council strongly **Objects** on grounds it is inappropriate for rural

area

House- Currently you can see to the left as you come to junction from Cowes into New Road which is a turn

back and this has seen a number of accidents as people mis judge the angle. New houses with cars and front

gardens/ boundaries will block view.

Calbourne, Newtown and Porchfield Parish Council strongly **Objects** on grounds of health and safety.

Same argument leaving New road.

Calbourne, Newtown and Porchfield Parish Council strongly **Objects** on grounds of health and safety.

**Sustainability of rural business.**

Local Planning Authority policy is to promote the retention of Community Assets such as pubs, shops and

schools.

Presumption that development not promoting same will be refused.

Reduction in car parking/garden and silly layout of ground floor does not promote a sustainable business nor

preserve the community asset as registered.

The houses may well cast shadows over the garden areas limiting their appeal. No shadow modelling

supplied.

Calbourne, Newtown and Porchfield Parish Council strongly **Objects** on grounds this development is

detrimental to the survival of a Community Asset.

The likely lengthy closure of the pub during building work would result in the permanent loss of some hitherto

regular customers.

Calbourne, Newtown and Porchfield Parish Council strongly **Objects** on grounds that a closure of the pub

would be detrimental to its survival and undermine the work the Landlord has done to increase people

using the pub to ensure it is kept as a village asset.

**Drainage**

We are expected to believe the existing foul system can cope with the upgraded Kitchen, flat and more

covers. Applicant must prove this or upgrade foul water system.

This must be an imposed Condition

Surface water currently attenuates via gravel car park but even then, in heavy rain floods road system.

Applicant just says surface water will use soakaway. We do not believe that will work and it needs a full

SUDs system and repairs/enhancements to the road drainage.

This must be an imposed Condition

**Wildlife**

Local people have reported seeing amphibians, bats and owls while sitting outside the pub or walking in the

area. The local pond on the other side of New Road is conveniently missing  from the drawings.  No survey

of this has been provided or any consideration of impact development will have.

This must be an imposed Condition and Objections must be considered

**19/00596/FUL** Eastward Cottage, Porchfield Road, PO30 4PD Replacement dwelling.

The Council discussed this planning application. Eastward Cottage was built in 1961 on agricultural land as

an exception to planning laws as accommodation for a key agricultural worker. Unfortunately burnt down.

This no longer applies as the farm closed the farmyard is now a private house and garden and the fields

part of national trust and there is no need for this dwelling.

**RESOLVED:-**

That Calbourne, Newtown and Porchfield Parish Council’s position is that any agricultural dwelling

whose purpose has ceased to exist should be returned to farmland.

Calbourne, Newtown and Porchfield Parish Council **objects** to this application removing condition of

occupancy. In this case there is no need. The exception no longer applies, and it should be demolished and

returned the land to farmland.

**359/19 PAYMENT OF BILLS**

It was agreed the following bills be paid:- Office 365 £59.99, HALC £45.00. It was also noted that Brighstone Landscaping invoices for July £126.00 and August £180.17 had been paid.

**Signed**   **Date**