

Chale Parish Council

www.chale.org.uk



Minutes of the **PLANNING MEETING of CHALE PARISH COUNCIL** held on **Monday 1st August 2022, WI Hall, Chale Street.** commencing at 7.00pm

Present

Councillors: Cllrs: Pete Gosling, Dian McWilliam, Dr Jeremy Lockwood, Ward Councillor Claire Critchison.

Clerk: Mrs Mikki Bailey

Public: 17

The Meeting was opened by Vice Chairman Pete Gosling who advised those present that the purpose of the meeting was to discuss and ask questions of the applicants to help determine whether to support or object to the application and to ensure any decision is based upon the needs of the village and not personal opinion.

01P/22 APOLOGIES

To receive and approve any apologies for absence

RESOLVED: Chairman Dave Stewart, Councillor Liz Groves, Council Member Chris Parker

02P/22 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS

To receive any declarations of pecuniary or non-pecuniary interests and written requests for dispensations on items forming the agenda

RESOLVED: No declarations of interest were received.

03P/22 PLANNING

There was one planning application for councillors to consider:

- **22/01121/FUL:** Location: Land Rear of Maricourt Town Lane Chale Ventnor Isle Of Wight PO38 2JS Proposal: Proposed residential development of 7 dwellings with parking; convenience store with parking.

The applicant and two architects were present at the meeting. The Parish Council confirmed that they met on site last week to look at the proposed site. Questions were asked of the architects which included:

- Proposed shop access for pedestrians appears difficult/inadequate and how much parking for the shop was allocated and whether it was sufficient. 4 spaces to be provided. Access walkway from the main road would be provided. Provision for pedestrian access from Spanners Close across the field is not within the control of the applicant. Concerns that staff who do not live in the village will require parking space and that will reduce the available parking for public, which may cause congestion in Town Lane by shop users.
- Island Roads reports show concern at lack of pedestrian access. **Revised plans are currently being drawn up to address this as well as the concern over emergency service access if required.**

The following issues were raised by residents:

- Safety of local people walking up Town Lane to use the proposed shop as there is currently no footpaths and no parking restrictions to prevent vehicles parking on Town Lane. How are people with mobility issues going to get to the shop without the safe use of footpaths. **Disabled access will be designed within the site.** It was highlighted that

several houses along Town Lane have no off-road parking and only have the option of parking on Town Lane. Therefore, the plan is dangerous.

- There are no street lights in Town Lane and therefore anyone walking to the shop early morning or after 4pm in the winter will be at risk. Town Lane is a dangerous road.
- Does Chale Green need a 2nd shop? Most people have got used to shopping online throughout the pandemic and there is provision within the new SWAY hub for a shop.
- How are the 7 proposed houses going to have emergency vehicle access. The access road to the new development appears to narrow to allow vehicles in and out at the same time and to also allow for delivery lorries. **A revised plan is being drawn up for Island Roads which will address these concerns.** This development will bring many extra vehicles that will make it more dangerous.
- The existing residents of the houses next to the development will suffer from excess noise from the shop, dwellings, pedestrians and vehicles.
- Will the shop be built as a shop or another dwelling? **Planning conditions will probably ensure that it is a shop. However, this could be changed in the future with the relevant planning.**
- What are the housing needs in Chale. Affordable housing is required in Chale but are these builds going to be affordable? People on the Isle of Wight do not earn a lot of money and can't afford the large sums that are being asked for on properties. The Island is an area of deprivation in general and the fear is that these builds will be 2nd homes or holiday homes and will offer no value to the village. **There will be a financial contribution for affordable homes but none built within the scheme at this time. The proposed shop will be a shop and the lack of this facility during the pandemic saw the use of a pop-up shop and the delivery of food parcels. People in the village are currently walking up to 6 miles to top up their electricity key meters.**
- Is this a green field site?
- What is the Isle of Wight Council obligation to provide housing in villages? **There is no current Island Plan why a development can not go ahead unless there are material reasons.**
- There are other areas in Chale that could be built upon.
- What will happen to the Red Squirrel population?
- One of the proposed builds will overlook a neighbouring property causing a loss of privacy and a suggestion that that proposed building be moved to alleviate this. **Architects agreed to look at this.**
- Concern over the existing native hedge not being on the plan. Is this being removed? Plans state that no hedges will be destroyed but this appears inaccurate. **Hedges will be replaced along with further planting and will be placed as conditions by planning. Biodiversity gain is a new condition and must be completed prior to the site being signed off by the planners.**
- How is the applicant going to stop residents using the access road to the rear as it is an access right of way on property deeds. The plan appears to show this road as being blocked off. **This is an issue with the current landowner and will need further discussion. There is no intention to prevent access to existing residents.**
- There are 2 areas of land that cause concern for potential further development. **These areas are gardens or open space only.**
- Drainage is a concern as the land in question already suffers from flooding. **Current drainage systems go nowhere and this is a major part of the development.**
- What about the issue with delivery lorries to the site during build. Town Lane is already busy and suffers from speeding issues and near collisions. **Chale Parish Council have already written to the IWC regarding issues and we await a decision by them as to what or if anything can be done.**
- If double yellow lines are placed on the road then there are several residents that will have nowhere to park.
- This scheme does not appear to meet the need of the village and appears only for the privileged few and why can't another area be found to build homes that are needed.

- Some residents complained that the Parish Council had not advertised the meeting and lots of residents had missed out on attendance. **The minutes of the meeting were publicly displayed, as per legislation, on both notice boards (outside the old shop and outside the WI Hall) and on the Parish Website 7 days prior to the meeting.**

Vice-Chairman Gosling advised all present to write to the planning department with their objections or support for the proposal individually.

Ward Councillor Critchison advised that she was present purely to listen to public opinion and would make no comment but is happy to speak to anyone privately/individually.

RESOLVED: That Chale Parish Council does not support or object to application number 22/01121/FUL and will await further detail before a decision is made. A full response, which will include the above comments by local residents will be included and can be viewed on IOW Planning Portal.

B 21/00077/FUL Location: Sheep Lane Farm Blythe Shute Chale Ventnor Isle of Wight PO38 2HJ Retention of replacement building for use as clubhouse for motorcycle club (Revised description) (Revised Plans). Case Officer: Lizzy Hardy Decision: **GRANTED RESOLVED. None**

04P/22 FINANCIAL MATTERS

To note receipts and authorise payments for month of August. To be ratified in September.

Chq 1348	WI Chale - Hall Hire for July	£15.00
1349	Community Action - Payroll	£583.93
1350	M.Bailey – Clerk Expenses	£125.19
Total		£724.12

The Chairman closed the meeting at 8.35 pm

Chairman.....
8th Sept 2022