



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and Time	<b>TUESDAY 5 SEPTEMBER 2023 COMMENCING AT 4.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs W Drew (Chairman), C Quirk (Vice-Chairman), D Andre, J Bacon, G Brodie, V Churchman, C Critchison, J Jones-Evans, M Oliver, M Price, N Stuart, Cox and P Fuller
Co-opted	E Cox (IWALC representative) (non voting)
Also Present	Oliver Boulter, Russell Chick, Ben Gard and Neil Troughton
Apologies	Cllrs P Spink

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8. **Apologies and Changes in Membership (if any)**

There were no apologies or changes in membership.

9. **Minutes**

RESOLVED:

THAT the minutes of the meeting held on 13 June 2023 be approved.

10. **Declarations of Interest**

There were no declarations received at this stage.

11. **Public Question Time - 15 Minutes Maximum**

There were no public questions submitted.

12. **Report of the Strategic Manager for Planning and Infrastructure**

Consideration was given to items 1 - 3 of the report of the Strategic Manager for Planning and Infrastructure Delivery.

A schedule of additional representations received after the printing of the report were submitted at the beginning of the meeting and were drawn to the attention of the Councillors when considering the application. A note is made to that effect in the minutes.

**Application:**

21/00684/FUL

**Details:**

Demolition of barns and storage buildings; proposed construction of 16 dwellings and use of existing holiday bungalow as permanent dwelling; access road, garaging/car ports, parking and associated landscaping

Land at Lee Farm, Main Road, Wellow.

**Comment:**

Concern was raised regarding the surface water drainage, officers advised that a proposed condition requiring a scheme for drainage and disposal of surface water be submitted and approved by the Local Planning Authority prior to the commencement of works.

**Decision:**

The Committee had taken into consideration and agreed with the reasons for the recommendation as set out under the paragraph entitled Justification for Recommendation of the report and

RESOLVED:

THAT the application be approved.

As per report (Item 1)

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**Application:**

22/01793/FUL

**Details:**

Construction and operation of a solar photovoltaic (PV) farm with all associated works, equipment, and necessary infrastructure, to include buried cable within road network (Broad Lane, B3401 Thorley Street to Station Road, and Warlands Lane) to connect solar farm to Shalfleet Substation (revised plans and further information received) (re-advertised application).

Barnfield Solar Farm, East of Wilmingham Lane, West of Broad Lane, Yarmouth, and Parts of Broad Lane, B3401 Thorley Street, Station Road and Warlands Lane, and Shalfleet Substation, Warlands Lane, Shalfleet, Isle of Wight.

The Committee asked whether battery storage was included. Officers confirmed it had not been proposed as part of the application.

**Site Visits:**

The site visit was carried out on Friday, 1 September 203

**Public Participants:**

Mrs M James (Objector)

Mr C Peplow (Objector)

Mr E Nicholson (Objector on behalf of CPRE)

Mr S Dix (Applicant)

**Additional Representations:**

Two additional comments had been received following the publication of the report raising concerns which were summarised.

**Comment:**

The Chairman read a statement on behalf of Councillor P Spink as Local Councillor.

The Committee asked about the benefit to the local community from the proposed development and were advised that the application would generate 10% of local target towards self sufficiency in terms of renewable energy generation, biodiversity gain would result from the proposal and an improved public right of way through the site.

**Decision:**

The Committee had taken into consideration and agreed with the reasons for the recommendation as set out under the paragraph entitled Justification for Recommendation of the report and

RESOLVED:

THAT the application be approved

As per report (Item 2)

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Prior to the start of the application, Councillor J Bacon declared an interest as he knew one of the objectors (Mr Goodwin).

**Application:**

22/01585/FUL

**Details:**

Proposed renewable energy park - consisting of ground mounted solar arrays, battery energy storage system, substation building, ancillary infrastructure, means of access and associated landscaping

Land To the Northwest of Whiterails Road/west of Park Road + Land to the Southeast of Whiterails Road/west of Briddlesford Road, Wootton, Isle of Wight.

**Site Visits:**

The site visit was carried out on Friday, 1 September 2023

**Public Participants:**

Mr L Davis (Objector)

Mr O Goodwin (Objector)

Mr B Hailstone (on behalf of Wootton Parish Council)

Mr J Murphy (Applicant)

**Additional Representations:**

Four additional comments had been received following the publication of the report two supporting and two objecting to the application, the applicant had provided information in respect of these comments.

**Comment:**

The Chairman read a statement on behalf of Councillor S Redrup as Local Councillor.

There was discussion regarding the request from the forestry commission to extend the buffer zone around the site, officers advised that both the Council's Ecology and Tree officers had both looked at the application and were satisfied that the buffer zone was acceptable and suitable.

Councillor Brodie asked whether a right of way link could be extended between Whiterails Road and Briddlesford Lodge, using fields close to the proposed batter storage site. Officers advised that the farmer (who is not the applicant) had been approached about such a link, but had raised strong concerns about the impact it would have on farming practises. Officers advised that as a development would not compromise rights of way in the area, it would not be reasonable to require the right of way link.

Prior to the three hour point in the meeting, a proposal to extend the meeting under Part 4B(6) (Duration of meetings) of the Council's Constitution.

A vote was taken, of which the results were:

**RESOLVED:**

**THAT** the meeting be extended.

The Committee carefully considered the impact the proposal would have on the ancient woodland, in particular the impact on rare native species within them woodland and asked if the applicant could speak with the owner of the woodland to assist in the condition discharge process for agreeing planting adjacent to the ancient woodland. Officers advised that formal consultation with the adjoining landowner during the condition discharge process would

not meet the tests related to planning conditions but commented that the applicant could choose to speak to the adjoining landowner informally, when designing their planting proposals.

**Decision:**

The Committee had taken into consideration and agreed with the reasons for the recommendation as set out under the paragraph entitled Justification for Recommendation of the report and

RESOLVED:

THAT the application be approved

As per report (Item 3)

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13. **Members' Question Time**

There were no Members Questions.

CHAIRMAN