



# Minutes

Name of meeting	<b>POLICY AND SCRUTINY COMMITTEE FOR NEIGHBOURHOODS AND REGENERATION</b>
Date and Time	<b>TUESDAY 12 DECEMBER 2023 COMMENCING AT 5.00 PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs N Stuart (Chairman), J Lever (Vice-Chairman), M Beston, C Quirk and I Ward
Other Cllrs Present	Cllrs D Adams, C Jarman and P Spink
Officers Present	Oliver Boulter, James Brewer, Natasha Dix, Dawn Lang, Colin Rowland and Melanie White

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

There were no apologies received.

24. **Minutes**

RESOLVED:

THAT the minutes of the meeting held on 5 October 2023 be approved.

25. **Declarations of Interest**

There were no declarations of interest.

26. **Progress on outcomes and recommendations from previous meetings**

The Committee were still waiting for a visit to the waste education centre, which it was hoped would be soon.

Members agreed to defer the discussion around changing the name of the Committee until a future governance vote had taken place at Full Council.

Members had received a response regarding the Acquisition Strategy.

## 27. **Public Question Time - 15 Minutes Maximum**

Written questions had been received from the following persons:

WWVRA – PQ-43/23  
Patricia Redpath – PQ-44/23  
Philip Redpath – PQ-45/23  
James Cave – PQ-46/23  
Philippa Fairweather – PQ-47/23  
David Reed – PQ-48/23  
Lindsay Becker – PQ-49/23  
Dom Hicklin – PQ-50/23  
Angus MacLeod – PQ-51/23  
Bruce Huber – PQ-52/23

The Chairman advised written responses had been prepared and would be forwarded to the questioners as soon as possible after the meeting and published online alongside the Minutes.

In response to queries that the process had been undemocratic and/or rushed, the Chairman confirmed that the draft plan had been in circulation for a number of months with all members having had the opportunity to comment. The Committee were now scrutinising the draft plan prior to Cabinet and Full Council and were to debate and discuss the document. The Committee were satisfied with the process to date.

Mr Hicklin, who was present, read out his question (PQ50/23) and on hearing the response, asked a supplementary question regarding the inclusion of exceptional circumstances at a later date. Confirmation was given that should exceptional circumstances be considered the current draft strategy would stop and a new plan prepared if appropriate. The current plan could progress through the remainder stages but could be withdrawn at any stage if necessary.

## 28. **Members' Question Time**

Written questions were received from Cllr Adams (MQ-19/23) and Cllr Spink (MQ-20/23) and responses were given. Cllr Spink asked a supplementary question regarding evidence to show that the figure of 453 set to be deliverable (reduced from 486 in 2021) was realistic, based on past performance and given the cost-of-living crisis and increase in the cost of materials. In response, it was confirmed that the plan was for a 15-year period to allow for fluctuations, and that counsel acting on the council's behalf had agreed with the figure.

In response to a question from Cllr Spink regarding allocated sites, the procedure for allocating a site was explained. It was further explained that the purpose of the plan was to establish a principle, but that there were still other policies to consider when determining a planning application and that there could be circumstances where an allocated site may have planning permission refused.

Cllr Jarman raised a query over advice given to West Wight residents by the Island's MP concerning any revision of the plan once it had been submitted. Confirmation was given that the plan could be paused, stopped or withdrawn at any time up until adoption.

Cllr Jarman also asked what opportunity there would be during the life of the strategy to revise the target figures in line with demographics if they proved to be less than predicted. Confirmation was given that Section 10 of the strategy covered review and monitoring and that it could be reviewed if necessary.

Cllr Jarman asked what opportunity local residents' groups would have to consider revisions to the DIPS as many were not scheduled to meet until January/February 2024. It was confirmed that Cabinet would respond to any queries from Town, Parish or Community Councils. Agreement to the draft plan at Full Council did not mean that the plan was then adopted but would be subject to a further period of public consultation.

Cllr Ward asked on behalf of Morton Brook residents whether, in light of the recent flooding, the council could look more closely at where planning permission is granted on flood plains.

## **29. Pre-Decision Scrutiny - Draft Island Planning Strategy**

On 11 January 2024 Cabinet would consider the Committee's recommendations and those from Full Council and would make their recommendation to Full Council. If the draft plan was approved at Full Council on 17 January 2024 there would then be a minimum period of six weeks for public consultation prior to being submitted to the Secretary of State and examination by the Planning Inspector.

Cllr Lilley had submitted comments to which the planning officer would respond directly. It was agreed all councillors would be supplied with a copy of the response provided.

Cllr Garratt also requested clarification in respect of the figure of 345 for the former Camphill site. Confirmation was given that the figure was 750 overall but 345 during the period of the plan. Other queries regarding the boundary with the forest and traffic management would be responded to and there were other points he would raise separately.

Cllr Jarman had other queries which he would add to Freshwater Parish Council's comments and submit to Cabinet. Concern was expressed over flooding and sewage discharge around the Colwell Common area and the proposal that another 252 dwellings were planned. He requested the Committee seek to revise the DIPS in relation to new houses and boundaries.

During consideration of the draft strategy several other queries were raised, including foul water and sewage discharge, flooding in areas of allocated sites, the making of hard boundaries and the retention of council owned land for social housing.

It was confirmed that the DIPS contained policies to mitigate flooding, which were not in the current core strategy, to seek to ensure resilience for the future.

Members of the Committee raised a number of queries over various aspects of the strategy, including how sustainable drainage principles (SUDS) could be incorporated, the inclusion of modular housing, the insertion of links to appropriate guidance documents, whether other place plans could be included as Ryde had been, the retention of the Military Road as an essential route, the inclusion of buffer zones of 50 metres for ancient woodland. Responses were provided by officers to each of the points raised.

RESOLVED:

That the following recommendations be considered by Cabinet:

- a) That Cabinet consider how the DIPS might be amended to address the issues starkly highlighted by the recent flooding.
- b) That Cabinet strengthen and update the links regarding references to policies and strategies such as IOW Strategic Flood Risk Assessment, SUDS Manual, IOW Planning Enforcement Strategy and for them to be included in section 1.15.
- c) That Cabinet consider weaving modular housing into the options and type of housing design and make additional reference within the DIPS.
- d) That Cabinet incorporate the completed Bay Plan, to mirror the approach taken in including the Ryde Plan in the draft strategy, and any additional local plans.
- e) That Cabinet review issues raised by town, parish, and community councils regarding sewage capacity and for the management of those to be included in the DIPS.
- f) That Cabinet ensure Military Road is treated as an essential transport link.
- g) That Cabinet consider amending the buffer zone for ancient woodland to 50m as agreed by the House of Lords.

30. **Committee's Work Plan**

This was deferred until the next meeting of the Committee on 4 January 2024.

CHAIRMAN