



## BRADING TOWN COUNCIL

THE BRADING CENTRE, WEST STREET,  
BRADING, ISLE OF WIGHT PO36 0DR

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### PLANNING COMMITTEE OF BRADING TOWN COUNCIL

Minutes of meeting of Brading Town Council Planning Committee held at the Brading Centre on Monday 18 February 2019 at 1 pm

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#### MINUTES OF AGENDA

##### **PC15/19 APOLOGIES FOR ABSENCE**

To receive apologies for absence – **Apologies received from Cllr Ramsden via the Mayor.**

**Present: Mayor(JS), Deputy Mayor (RW), Cllr Hudspith (RH), T Clerk, B Davis (BD) rep (BNP) 8 members of public.**

##### **PC16/19 DECLARATIONS OF PECUNIARY OR NON PECUNIARY INTEREST**

To receive any declarations of pecuniary or non pecuniary interests of Councillors relating to items on the Agenda – **RH (non-pec) as resident of Quay Lane in respect of Island Plan Strategy development site.**

##### **PC17/19 REQUESTS FOR DISPENSATION**

- i) To receive written requests for dispensation from individual Councillors who would otherwise be restricted from participating in the discussion and/or voting on an item on the agenda
- ii) To consider the request and grant dispensation if appropriate - **no requests received or granted.**

##### **PC18/19 MINUTES**

To receive for approval the minutes of the meeting of the Planning Committee held on the 11 February 2019 **Prop: RH 2<sup>nd</sup>: JS – unanimously approved.**

##### **PC19/19 PUBLIC PARTICIPATION on matters set out below**

(for up to 10 minutes, 2 minutes per person) Members of the public are invited to ask questions or make representations. [Note: this item is only for questions or representations on any matter set out below and is the only opportunity for such at this meeting. New business cannot be raised but should be requested for a future agenda to a councillor or the Town Clerk outside this meeting].

1. **Re planning application P/00098/19 – FO said concerned about vehicular use of narrow country lanes, disturbance to adjacent tourist camp site, and spoil already on site.**
2. **Re: Island Strategic Plan PC21/19.**

**NP – are the IWC acting within their authority in allocating sites outside of the settlement boundary? RH responded to confirm that there is a presumption in favour of development on land immediately adjacent to the settlement boundary.**

**NP - the IWC does not appear to have a plan in respect of infrastructure and transport – only individual accesses. Concerned about increased requirements in respect of schooling and doctors capacity, and are there plans to increase rail and bus links? RH responded to indicate that the IWC's priorities are to improve walking and cycling links, but in an aging population, this reasoning is flawed. There are no identified plans for increased doctor, school or transport links.**

**FO – has positive conclusions for the identified sites within the Parish of Brading – the Quay Lane development requires a preferred access over Church land (the owners of the proposed development site) or via Vicarage Lane (very narrow with difficult junction on to High Street, flooding issues, and ownership queries). Wrax Road proposal requires access via the Town Council's allotments site, and not off New Road, so the TC are in a controlling position. The Roman Villa site is to provide funding for improvements to the Roman Villa, and should be an enabling development, but access issues to this site as well.**

CO – disappointed with the low key nature of consultation by Brading TC, and felt that there should have been a public consultation. In respect of Quay Lane proposal, there are no suitable accesses for extra traffic using the Quay Lane junction with High Street. Brading facilities cannot cope with an extra 65 dwellings. Only one hospital for increasing number of IW residents.

DC – Wrax Road development – concern about construction traffic using Station Road where young children play – no playground available in immediate area – and development likely to be ongoing for 2-3 years.

John S – regarding Wrax Road proposal – the traffic issue is main concern, and would not be appropriate off New Road.

PW – concerned that all four development sites proposals have inferior accesses.

PB – the Builders Yard site shows an access on to a dangerous corner on The Mall.

## **PC20/19 PLANNING APPLICATIONS**

**Application No: P/00098/19 Alt Ref: TCP/31594/M**

**Location: land south of, Barnsley Copse, Brading Road, Ryde, Isle Of Wight,**

**Proposal: Variation of conditions 2,4,5,6 & 7 on P/02998/07 to allow additional mounding, landscaping, improve safety and new construction arrangements**

Members discussed the application which seeks to vary conditions to an existing consent, relating to additional mounding and construction arrangements, and the time period allowed for the importation of material for earth works. Concerns have been raised in respect of construction traffic and suggest that a condition requiring a Traffic Management Scheme is imposed should permission be granted to vary the conditions, especially as the previous preferred route by the haulage contractors to the site included Hardingshute, which is now restricted to a 6'6" width restriction. Members suggested that as Brading High Street is particularly narrow, and a number of collisions have occurred in the past, that the route should be via Ryde, and not via Brading or Ashe which would necessitate using the narrow Coach Lane.

The Chairman has viewed the site from the Public Bridleway, and has commented that the large amount of spoil already on the site should be used first, and no other spoil be brought on to the site until this has been done. He also noted that there appears to have been some flytipping with unsuitable spoil having been dumped. There also appears to be a number of shipping containers on the site, and it is hoped that these are to be removed prior to the operation of the golf course.

The precedent for the extension to the golf course has already been set, and the Brading Neighbourhood Plan supports tourism and employment, however, in accordance with the dark skies policies, it is hoped that no external lighting facilities will be permitted. The Town Council would also like an assurance that existing planning conditions will be stringently enforced.

Subject to the comments outlined above, Brading Town Council does not object to the variation of the conditions.

## **PC21/19 ISLAND PLAN STRATEGY**

- i) To consider the implications of the Draft Island Plan Strategy as it relates to the Parish of Brading**
- ii) To resolve to comment on the Plan if appropriate.**

RH – confirmed that the Plan spans period up to 2030, and specifies smaller numbers to be constructed over the Plan period.

BD – the Plan looks at the overall picture of the IW based around estimated population increase of 10,000 for 15 years, and that's where the number of 641 dwellings per year has been arrived at. The IWC invited submissions, of which there were 4 sites in Brading. The numbers are unachievable and unrealistic. Any new dwellings should be provided for local people with commensurate school and doctor facilities, and should be affordable.

JS – the MP is putting forward to government that the IW becomes a National Park, which would give the IW the power to be treated as a special case.

RW – the IWC should publish details of an empty properties survey to establish how many vacant properties there are on the Island, before new properties are built.

RH – there have been less than half of properties from the previous Plan constructed, and queried why the IWC are looking for further sites when there are existing sites with planning permission, that have not been constructed. If the demand was there why are these homes not being built? Possible because it is not being made affordable for local people. There were 500 fewer births than deaths last year which proves that there is

no increase in the population at present. The Proposed Plan does not meet the Island's needs. The numbers proposed do not include the Planning permissions already granted but as yet unbuilt.

RW – what implications does the Plan have in respect of the Brading Neighbourhood Plan? BD – responded to confirm that the BNP would be defunct, and all money used to provide it has been wasted. The BNP limits housing developments to 10 or less, and the BNP has been totally disregarded by the Island Plan Strategy.

Prop: RW 2<sup>nd</sup>: JS – to resolve that Brading Town Council comments on the Island Plan Strategy – unanimous.

Brading Town Council is very disappointed that there has been no engagement with the IWC when producing the Consultation Draft (although dated November 2018, was not produced until December 2018). The limited response period (recently extended from 30 January 2019 to 25 February 2019) has prevented the Town Council from entering into meaningful public consultation with residents, for which we have been criticised.

An overriding concern is that the new Island Plan Strategy renders our 2014-2027 Brading Neighbourhood Plan redundant, and all of our previous hard work and consultation in producing the BNP has been disregarded.

It appears to the Town Council that sites and housing numbers in the Parish have been proposed with little or no consideration for a strategic infrastructure, safe access, adequate education, medical, local business employment or leisure facilities. Few restrictions or policy requirements have been applied, which is at odds with particular local need for affordable housing to enable local young people to live.

There are many sites throughout the Island that benefit from an extant planning permission, which have not been implemented. This clearly shows that the target of 641 dwellings per year is far in excess of actual requirements, as if it was financially beneficial for developers to proceed, then there would be no outstanding sites available. This appears to be yet again, a top-down Whitehall blanket strategy as opposed to locally driven requirements from towns and parishes.

Records of births and deaths on the Island have been recently reported, revealing that there were 500 more deaths than births last year. This trend clearly is at odds with the 10,000 population increase predicted.

With specific regard for the four sites proposed within the Parish of Brading, none have a satisfactory access, and major road improvements and new access roads would need to be undertaken to serve them. The BNP only supports development that is accessible and environmentally sustainable.

The proposed numbers to be allocated to three of the four sites are far in excess of the small scale developments advocated in the Brading Neighbourhood Plan, which supports small scale development of 10 or less dwellings.

Although Brading has good road and rail links to Ryde Sandown and Shanklin, the main employment opportunities are in the centre of the Island, and there is no direct bus service to Newport. This forces working people to be reliant on private cars, which is at odds with the Island Transport objectives.

Sadly, locals are of the general opinion that whatever views and opinions are put forward, their comments are likely to be disregarded and labelled as "NIMBYism". The above comments have been drawn from local people who are striving to maintain a thriving community with adequate local facilities to cater for that community. Our Youth Club is now totally funded by a Community Partnership, there is only one small children's playground – entirely funded by Brading Town Council, permission has been given for our small retail outlets to be used as residential, despite policy objections, the doctors practice are struggling to cope with the population as it stands, and Brading doesn't even have a chemist!

The proposed policies do not reflect the needs and aspirations of Brading, and the character of our town as a Rural service Centre, has been undermined by the proposals, in conflict with the National Planning Policy Framework.

#### PC22/19 UPDATE ON PREVIOUS APPLICATIONS

- i) To receive a report from the Town Clerk on Decisions of previous applications.

Application No: P/01384/18 Alt Ref: TCP/22638/M  
Location: Whitefield Woodyard Brading Road Ryde  
Proposal: timber drying building  
Decision: not yet available

Application No: P/01444/18 Alt Ref: TCP/23562/C  
Location: Greenwood Lodge Greenwood Lane Brading

**Proposal: demolition of dwelling – new dwelling (revised scheme)**  
**Decision: Not yet available**

**Application No: P/01385/18                      Alt Ref: TCP/19879/A**  
**Location: Mall Villa The Mall Brading**  
**Proposal: Proposed access and parking area**  
**Decision: approved**

**Application No: P/00041/19    Alt Ref: TCP/12999/D**  
**Location: 30 High Street Brading**  
**Proposal: Proposed change of use from hairdressing salon (A1) to residential (C3) and associated operational development**  
**Decision: Not yet available**

The meeting closed at 2.29pm.

**Signed .....**Chairman

**Dated .....**