

Minutes of an extra meeting of Arreton Parish Council held on **Wednesday, 9th June 2021** at **7.00pm** in **Haseley Manor Barn**

Present: Cllrs Kimber, Calloway, Cooper, Healy, Orchard, and Roberts.

In attendance: seven members of the public, IWC Cllr Ellis and Sheila Caws (Clerk).

088/21 Apologies for Absence

Cllr Verey (shielding)

089/21 Questions from the public

The Chairman welcomed the residents to the meeting and it was agreed that questions would be taken during the meeting.

090/21 To receive any declarations of pecuniary and non-pecuniary interest and requests for dispensations under the Localism Act 2011. To give notice of any item to be raised under agenda item 093/21 – one item was requested.

091/21 Planning and appeals

Reference	21/00909/FUL
Alternative Reference	PP-09783299
Application Received	Wed 28 Apr 2021
Address	Land South of Newclose Cricket Grounds Blackwater Road Newport Isle of Wight
Proposal	Proposed Glamping Pods, Reception and Ablution Block, Amenity Ponds, BBQ Pergola, and Associated Car Park (Revised Scheme)
Reference	21/00970/HOU
Alternative Reference	PP-09809002
Application Received	Fri 07 May 2021
Application Validated	Fri 07 May 2021
Address	2 Birchmore Cottages Birchmore Lane Newport Isle of Wight PO30 3BN
Proposal	Proposed two storey side extension

After some discussion, it was agreed to object to the application for the glamping pods on the following grounds:-

i) Fire risk – the area was originally a larch plantation and therefore most of the trees are extremely flammable, as are the pine needles which cover the ground. Although there is a dedicated barbeque site, there is still a risk from portable or disposable barbeques, which could be brought on to the site, plus discarded cigarette ends or even outdoor candles.

ii) Following on from this, there is no vehicular access beyond the centrally placed car park. This would inhibit the access of fire engines (particularly to the barbeque site) and ambulances in the event of an accident. It would seem that the Fire Brigade has been invited to comment and the members of the Parish Council will be interested in the conclusions reached.

iii) Section 13 of the Planning Application indicates foul sewage will be disposed of to a mains sewer. This appears totally unreasonable as there are no public sewers within a mile or so of the site and to convey such a small quantity of sewage this distance is impracticable. A

previous application indicated that there would be an on-site sewage treatment plant with effluent polished in the two ponds. This would appear to be a more credible solution but one that has been dropped for this submission.

The pods appear to have basic kitchen facilities, including a sink with, presumably, hot and cold water available. No details are given of the means of either the water supply or the waste water disposal. If each pod generates waste water, surely this would necessitate the need for a site-wide sewer network to also include waste water from the ablution block.

Given that water drains downhill, it would seem that a site near the river would be the obvious place for any sewage treatment infrastructure. In the event of this potential facility requiring maintenance or emptying, the problem of lack of vehicular access to the site becomes evident again.

iv) The application in general is lacking in detail and contains no information as to the means of supplying not only water but also power for lighting and possibly heating and cooking. As noted above, each pod contains a kitchenette but there is no information on the facilities provided.

v) As for the pods themselves, the absence of dimensions and descriptions of the contents of the pods is a major shortcoming, especially as there are inconsistencies between the drawings and the planning application. It is noted that none of the indicative plans contain any dimensions of the pods but

- The 3-berth cabins appear to have a floor area well above the 18m² given in the full application. The overall dimensions appear to be around 5m by 6m, 30m², with an internal area of around 23m².
- The 2-berth cabins appear to have a floor area well above the 12m² given in the full application. The overall dimensions appear to be around 5m by 4m, 20m², with an additional area shown on the plan which is not apparent on the elevations. The internal area is around 15m². The plan shows a door in the rear but the rear elevation shows only two windows.
- The 1-berth cabins appear to have a floor area well above the 8m² given in the full application. The overall dimensions appear to be around 5m by 5m, 25m², with an internal area of around 10m².

There is no definition of 'berth', although the usual assumption is one berth per person. However, it is impossible to judge from the plans if the beds are single or double.

vi) The ecological report is deemed inadequate as only a single one-day visit was made, which cannot give a sufficiently in-depth understanding of the site.

vii) There is no indication as to the proposed seasonal usage of the site. Assuming that the site is closed in the winter months at least, this gives rise to security concerns, especially for the nearest residents. The proposed footpath through the site will give access to the rear of local properties which is not the case at present. There is also the question of the security of the site buildings in the event of regular lengthy closure.

viii) Pollution, particularly noise and light, is also a concern. Dark skies are an important consideration in Island planning but presumably there will have to be some form of lighting on site all night for safety whilst visiting the ablution block in the dark. There is also the question of noise. Conditions were placed on the nearby cricket ground to mitigate this but would be more difficult to enforce on a camp site, especially if the proposed staffing level is to be the equivalent of two full-time staff.

ix) The members of the Parish Council support the concerns expressed by Island Roads, particularly concerning pedestrian access to the site and also the necessity of consulting the Local Chief Fire Officer regarding fire engine access – see comment ii).

x) There is a lack of information in respect of safety provision around the ponds.

Should this application be approved, the members of the Parish Council would like to support the conditions suggested by Island Roads and also to suggest that the following conditions be imposed:-

- a) The use of barbeques be banned on site other than at the central facility and also the use of outdoor candles
- b) That smoking be banned on site
- c) That a more detailed ecological report be produced
- d) That lighting be compliant with Dark Skies policy requirements
- e) Noise abatement
- e) That the applicant is made to expand as to where waste water and sewage will be generated and how it will be conveyed and treated.

It was agreed that there was no objection to the application for the side extension at No.3 Birchmore Cottages.

092/21 To note the date of the next meeting, 14th June 2021

This will be held in Haseley Manor Barn at 7pm.

093/21 Any other matters raised by councillors for discussion only

Cllr Healy asked if members were happy with the design of a poster advertising the co-option of a new councillor. It was agreed and the poster will be displayed in prominent locations as well as the notice boards.

There being nothing else raised, the meeting concluded at 8.05pm.

Sheila Caws, Clerk to the Council

18th June 2021

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..... Chairman

..... Date