

MINUTES OF THE EXTRA MEETING OF WOOTTON BRIDGE PARISH COUNCIL HELD ON TUESDAY 13 AUGUST 2024 AT 7.00 PM AT THE OLD SCHOOL, NEW ROAD, WOOTTON BRIDGE.

Present Councillor Barry Abraham – Chair
Councillor Sarah Redrup – Vice chair
Councillors Linda Pitcher, Trish Evans, Jonathan Smith and Elliott Tyler

Also present 15 Members of the Public
0 Members of the press
Liz Kingston - Parish Clerk

Items raised in the Open Forum: NONE

1. APOLOGIES

24/117. Apologies received from Councillors Porter, Hailstone, Hill and Lemon.

2. DECLARATIONS OF INTEREST

24/118. None

It was agreed to change the order of the agenda and planning applications would be discussed first.

3. PLANNING APPLICATIONS.

To comment on the following application:

24/119 24/00514/FUL

Oakdene Orchard, Packsfield Lane, Wootton Bridge PO33 4

Temporary change of use of field to caravan site for three years, siting of eight one-bedroom visitor units, siting of a one bedroom managers unit, surfacing of private ways, siting of two storage containers, retention of tool shed and entrance gates.

RESOLVED – THAT THE PARISH COUNCIL OBJECTS TO PLANNING APPLICATION 24/00514/FUL FOR THE FOLLOWING REASONS:

- PACKSFIELD LANE (NORTH) IS A BRIDLEWAY, WHICH IS DESIGNATED AS SUCH FOR HORSE RIDERS, PEDESTRIANS AND CYCLISTS TO HAVE A QUIET AREA TO ENJOY. WE CONSIDER THAT THIS APPLICATION WILL BRING INCREASED TRAFFIC IN THE FORM OF PRIVATE CARS, DELIVERY VANS, TAKE-AWAY DELIVERIES, AND SEWAGE TANKERS (PROPOSED TO REMOVE WASTE FROM THE SITE TO TRANSPORT TO THE SANDOWN TREATMENT PLANT) THUS ENDANGERING PEOPLE USING THE LANE.
- THE BRIDLEWAY IS A POPULAR ROUTE TO ACCESS THE LANE NETWORK BEYOND, THROUGH TO BRIDDLESFORD ROAD AND DOWN TO THE HIGH STREET. WE UNDERSTAND THAT RIGHTS OF WAY AND THE BYWAYS AND BRIDLEWAYS TRUST HAVE SUBMITTED OBJECTIONS TO THIS APPLICATION.
- HIGHWAY CODE. STATES THE RECOMMENDED DISTANCE ALLOWANCE TO PASS A HORSE IS 2M (6.5FT), 1.5M WHEN PASSING CYCLISTS AND PEDESTRIANS WALKING IN THE ROAD. PACKSFIELD LANE (NORTH) DOES NOT HAVE SUFFICIENT WIDTH TO FACILITATE THIS.
- THE APPLICANT HAS SUGGESTED THAT THEY MAY OFFER A MINIBUS TO CONNECT CAMPERS TO AND FROM THE SITE. WE DO NOT FEEL

THAT THIS WOULD NECESSARILY REDUCE THE NUMBER OF VEHICLE MOVEMENTS.

- IN PARTS THIS ROAD IS EXTREMELY NARROW, UNMADE AND WITHOUT PAVEMENTS. THERE ARE NO PASSING PLACES ALONG IT. THE APPLICANT'S REPORT HAS STATED THAT THERE ARE TWO PASSING PLACES (TO THE NORTH AND SOUTH OF 1 AND 2 STILE COTTAGES) BUT THESE ARE, IN FACT, RESIDENTS' DRIVES AND NOT PERMISSIBLE FOR SUCH USE. ISLAND ROADS HAVE OBJECTED ON THE GROUNDS OF UNACCEPTABLE WIDTH.
- THIS IS AN UN-ADOPTED ROAD WHICH HAS SERVICES (GAS, SEWAGE AND WATER) RUNNING FAIRLY CLOSE TO THE SURFACE. IN RECENT YEARS RESIDENTS HAVE HAD OCCASIONS WHEN THERE HAVE BEEN WATER PIPE BURSTS AND THEY HAVE HAD TO HAVE THESE REPAIRED AT THEIR OWN EXPENSE. THEY FEAR THAT INCREASED TRAFFIC WILL LEAD TO THIS HAPPENING MORE FREQUENTLY. IF THERE IS NO ROAD OWNER REGISTERED, RESIDENTS ARE (UNDER THE GOVERNMENT BRIEFING PAPER NUMBER CBP 402, 10 APRIL 2018) RESPONSIBLE FOR THE UPKEEP OF THE ROAD SURFACE ADJACENT TO THEIR PROPERTIES. THEY DO NOT WANT TO HAVE TO REPAIR MORE FREQUENTLY THAN NECESSARY DUE TO INCREASED TRAFFIC.
- THE AREA HAS A WEALTH OF WILDLIFE (RED SQUIRRELS (PROTECTED SPECIES), GLOW WORMS, BADGERS ETC). THERE IS CONCERN THAT THIS DEVELOPMENT AND ASSOCIATED TRAFFIC COULD CAUSE A DECLINE.
- ACCESS BY EMERGENCY VEHICLES. WE NOTE THAT THE FIRE SERVICE HAS BEEN CONSULTED BUT NOT YET COMMENTED. IT NEEDS TO BE CLARIFIED WHETHER EMERGENCY SERVICES - AMBULANCE AND FIRE - COULD ACCESS THE SITE IF NEEDED. AS A CAMPSITE IT MAY BE CONSIDERED MORE PRONE TO INCIDENTS DUE TO CAMPFIRES ETC.
- THERE IS ALSO CONCERN ABOUT ADDITIONAL LIGHT POLLUTION, DUST AND NOISE. GENERATED IN CONNECTION WITH THE SITE AND THE BRIDLEWAY ACCESS.

4. DISCUSS AND COMMENT ON THE ISLAND DRAFT PLANNING STRATEGY

24/120. This was discussed and the general concerns were:

- Island infrastructure – roads at capacity, sustainable transport, health services.
- Land banking – sites not being developed following permission being granted.
- Housing needs Surveys- will these be taken into account as there was concern they hadn't been in the past.
- Empty/Derelict Properties – developing them for the homeless and families in hotels/B&Bs
- Adjacent development – not unless it adheres to our local Housing Needs Survey.
- Town Centres – keeping retail in town centres is essential

RESOLVED – THAT COUNCILLORS EVANS & REDRUP WOULD ASSIST THE CLERK WITH COMMENTS TO THE ISLAND DRAFT PLANNING STRATEGY COVERING THESE AREAS.

There being no further business to discuss the meeting closed at 8.42p.m.

Signed

Date