

NETTLESTONE AND SEAVIEW PARISH COUNCIL

(These Minutes are unconfirmed and are not an official record until signed).

MINUTES OF THE EXTRAORDINARY MEETING (Draft)

held Online on Tuesday 23rd February 2021 at 6.00pm

PRESENT: Cllrs Elliott (Chairman), Colledge, Adams, Ward, Rivlin, Hardie and Tuson.

The Chairman welcomed Members and Residents (18)

EM/21/1: Apologies for Absence:

Cllr Geernaert-Davies was unwell.

EM/21/2: Declaration of Interests:

Cllr Tuson declared an interest in item EM/21/3.

EM/21/3: To consider nominating 'The Land West of Eddington Road, PO34 5EE - identified as site IPS127 by the Isle of Wight Council in their Strategic Housing Land Availability Assessment' as an Asset of Community Value.

Cllr Elliott invited Cllr Ward to give an introduction on the history of the Eddington Road site and how the Parish Council has tried to present the wishes of the parish at large by backing a potential scheme of approximately 40 residential units and some mixed business units. Cllr Adams raised his concerns that the potential 90 affordable units (with ten nursing units) contradicted the Isle of Wight Council's (IWC) 2018 Strategic Housing Land Availability Assessment (SHLAA) which identified the 'greenfield' site as being suitable for a yield of 40 units. Cllr Adams highlighted further concerns that the IWC are engaging in predetermination for the planning application that will be required for the site by marketing to Southern Housing as a site that could sustain 90-100 units, as well as failing to engage meaningfully with the parish before agreeing to move ahead with a development partner expecting to build 90-100 units. Cllr Rivlin expressed her belief that any development taking place in the parish should have a mixed yield of affordable and private sale housing, rather than 'all or nothing' as appears to be happening at Eddington Road and Harcourt Sands. Cllr Ward explained that in response to his request, the IWC Councillors had expressed a willingness to go back to Southern Housing and look at the feasibility of delivering fewer units. Ward Cllr Barry said that whilst it would be welcome if the IWC were to negotiate a reduced scheme with Southern Housing, he believed that this was a lawfully reached agreement and that it would probably require external intervention to change the scheme. Cllr Elliott invited residents who border the development site to give their opinions on the potential 90 – 100 unit scheme and they were unanimously not in favour of a development on this scale. The members then voted on the resolution.

Resolved:

The members voted (unanimously) to nominate 'The Land West of Eddington Road, PO34 5EE - identified as site IPS127 by the Isle of Wight Council in their Strategic Housing Land Availability Assessment' as an Asset of Community Value

EM/21/4: To confirm initial questions for Cllr(s) Stewart & Abraham and IWC officers for the Q&A (March 3rd) regarding the Eddington Road site.

The Clerk explained that over twenty questions had been contributed by members of the public and council members. The Clerk has put these questions in a list which will be published on the Parish Council website so that members of the public will be able to see the questions that will be asked at the session.

There being no further business, the meeting was declared closed at 6.44pm.

.....
Chairman
15th March 2021