



NETTLESTONE AND SEAVIEW PARISH COUNCIL

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Cllr Phil Jordan
Cabinet Member for Highways PFI,
Transport and Infrastructure
Isle of Wight Council.

18th November 2021

Dear Cllr Jordan,

RE: Roadside Inn, Nettleston Green.

Nettleston and Seaview Parish Council is very concerned at the process regarding the permission afforded to the Coop redevelopment proposals for The Roadside Inn, Nettleston Green.

In particular this relates to the proposed changes to the highway associated with the application and which was at no time presented to the Parish Council.

A revised - and to the Parish Council unacceptable - layout was posted on the application website on 16th August – after the deadline for comments so remained unseen until after the Parish Council were notified that the application had been given delegated approval.

The Planning Officers will be aware that no traffic regulation order can be made without full public consultation and the public acceptance of changes cannot be guaranteed meaning that any planning approval cannot go ahead until the TROs are confirmed.

Furthermore, it appears that Island Roads have not yet given full public sanction to those revised proposals and their most recent comments on the application website postdating the aforementioned revisions is a request for even greater changes and further information. There is no public record of further interaction between the developer and highway officers. These changes will have a dramatic effect on the highway and it is therefore unclear on what basis the planners thought the plan ready for approval.

As well as these highway issues, the Parish Council strongly objects to the manner of the decision making.

The officer report contains major errors and should have been discussed with the ward councillor – David Adams – who would have been able to address/comment on these errors. Instead the application was agreed by officers on Thursday 28th October (without Cllr Adams' prior knowledge) and the decision notice issued the following day – Friday 29th October giving no opportunity for “cooling off” as is the set procedure for decisions of the elected members of the planning committee. Cllr Adams was not officially informed of the decision until Monday 1st November!

Items within the officer report on which the Parish Council raises issues are:

Evaluation:

- The officers concede that the fact that the building is a registered Asset of Community Value (ACV) is a material consideration. However, – without consulting the ward councillor- they have determined that as it is no longer a public house (as was the case when the ACV was first nominated) the “community value of the premises has

been diminished”. This ignores the fact that the community re nominated the premises less than two years ago – long after it had ceased as a pub.

- The officers have evaluated that the ACV is not relevant because the Coop application does not relate to “the disposal of land”. However, the process of opening a Coop must be by means of a lease from the owners – Questmap. A lease classifies as a land disposal and the Parish Council contends that the community should have been given the opportunity to lease the premises for a community use with priority over the Coop.

Impact on neighbouring properties:

- As discussed, any highway regulations will – as acknowledged by the planning officers – reduce on road parking space which will have a massive and unacknowledged impact on neighbours.
- The officer report states that as the proposed extension is only single storey, it will not result in an adverse impact on neighbouring properties. There is an incorrect assumption throughout the officer report that the current premises is run as retail. This has never been the case and retail status was only agreed at appeal on a technicality whereby the owner partially opened on a minimum (approximately five) but qualifying number of days taking a total of no more than £50 over all of the days.
- It also ignores the massive intrusion to the occupiers of Upton View due to the plant to be located on top of the extension.

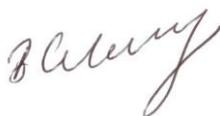
Highway consideration:

- As noted in more detail above.

Parking Provision:

- The applicant’s revised plan (805/06 Re H) shows residential parking (x 5) to the left – behind the “delivery bay”. The owners of Upton View have a retained right to park on the far-right corner (on the plan numbered 11 and 12).
 - The current/new owners of Upton View have not agreed to changes to the location of the parking which was given as part of a planning condition when Upton View was returned to residential use some years ago.
- The officers claim this is a civil matter which may be the case in normal circumstances, but should have been considered in planning terms due to the fact that the right to these specific spaces is conferred by a current planning condition?

Yours sincerely,



Brian Jennings
Clerk & Financial Officer