

MINUTES OF THE MEETING OF WOOTTON BRIDGE PARISH COUNCIL HELD ON
TUESDAY 17 MARCH 2026 AT 7PM IN THE OLD SCHOOL, NEW ROAD, WOOTTON
BRIDGE.

Present Councillor Linda Pitcher– Chair
Councillors Ian Yeo, Lee Lemon, Jon Smith, Kim Massey, Sophus Magill and
Donald Willsmer

Also present 2 Members of the Public
0 Member of the press
Liz Kingston – Parish Clerk
Lorna Morey – Assistant Parish Clerk

Open Forum:

1. ABSENCE

26/031 Councillors Allen & Redrup sent apologies. No Councillor Roberts.

2. DECLARATIONS OF INTEREST

26/032. None

3. MINUTES OF THE MEETING HELD ON 17 FEBRUARY 2026

26/033. RESOLVED – THAT THE MINUTES OF THE MEETING HELD ON 17
FEBRUARY 2026 WERE APPROVED AND DULY SIGNED.

4. TO RECEIVE CORRESPONDENCE AND CLERKS REPORT AND TO AGREE ANY
ACTION TO BE TAKEN.

26/034. To discuss and decide on the Grant application from St John Ambulance
RESOLVED – THE PARISH COUNCIL WOULD NOT BE GRANTING THE
MONEY AS THE TRAINING IS NOT BASED IN WOOTTON BRIDGE.

26/035. To review and adopt the Standing Orders and Financial Regulations.
RESOLVED – THAT THE PARISH COUNCIL ADOPTS THE STANDING ORDERS
AND FINANCIAL REGULATIONS.

26/036. To review and adopt all additional Parish Council policies
RESOLVED – THAT THE PARISH COUNCIL ADOPTS THE REVISED POLICIES
AND PROCEDURES.

**26/037. To note the increase in cost for the Public Realm Officer and Recreation
Ground Maintenance.**
RESOLVED - THE INCREASE IS NOTED.

**26/038. To resolve that the Clerk (under delegated powers) has accepted a quote
for the new compliant website from Aubergine.**
RESOLVED - THAT THE PARISH COUNCIL ACCEPT THE QUOTE FROM
AUBERGINE.

Councillor Magill arrived at 19.16pm

5. PLANNING APPLICATIONS.

26/039. To comment on the following applications:

25/00253/FUL

Land Adjacent 115 Station Road, Wootton Bridge

Construction of 9 dwellings to include formation of vehicular access and associated landscaping (additional information)(readvertised application)

RESOLVED – THAT WOOTTON PARISH COUNCIL RAISES NO MAJOR OBJECTION TO PLANNING APPLICATION 25/00253/FUL. HOWEVER, THE COUNCIL HAS A NUMBER OF MATERIAL CONCERNS WHICH SHOULD BE ADDRESSED.

FIRSTLY, THE PROPOSED DEVELOPMENT FAILS TO PROVIDE AN APPROPRIATE HOUSING MIX IN ACCORDANCE WITH NATIONAL AND LOCAL PLANNING POLICY. PARAGRAPHS 60 AND 66 OF THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) REQUIRE PLANNING DECISIONS TO CONTRIBUTE TO THE ACHIEVEMENT OF A BALANCED AND SUSTAINABLE HOUSING MIX, INCLUDING THE PROVISION OF SMALLER DWELLINGS TO MEET IDENTIFIED LOCAL NEEDS. THE ABSENCE OF 1- AND 2-BEDROOM UNITS IS CONTRARY TO THE EVIDENCE SET OUT IN THE WOOTTON HOUSING NEEDS SURVEY (2018), WHICH IDENTIFIES A CLEAR AND ONGOING DEMAND FOR SUCH ACCOMMODATION. IT IS ALSO MATERIAL THAT NO SMALLER UNITS HAVE BEEN DELIVERED IN THE PARISH SINCE THE SURVEY WAS UNDERTAKEN, WHILST RECENTLY CONSTRUCTED 3-BEDROOM BUNGALOWS REMAIN UNSOLD. THIS SUGGESTS AN OVER-SUPPLY OF LARGER UNITS AND REINFORCES THE NEED FOR A POLICY-COMPLIANT HOUSING MIX.

SECONDLY, THE COUNCIL SEEKS CLARIFICATION REGARDING THE ADDITIONAL RED-LINED AREA SHOWN ON THE AMENDED LOCATION PLAN DATED 17/03/2026. IN ACCORDANCE WITH VALIDATION REQUIREMENTS AND ESTABLISHED PLANNING PRACTICE, THE APPLICATION SITE BOUNDARY MUST BE CLEARLY AND UNAMBIGUOUSLY DEFINED. THE PURPOSE, EXTENT, AND PLANNING STATUS OF THIS ADDITIONAL LAND ARE UNCLEAR, AND IT IS NOT EVIDENT WHETHER IT FORMS PART OF THE APPLICATION SITE OR IS INCLUDED FOR INDICATIVE OR ANCILLARY PURPOSES. THIS LACK OF CLARITY PREVENTS A FULL AND PROPER ASSESSMENT OF THE PROPOSAL.

THIRDLY, IN RESPECT OF ECOLOGY, THE COUNCIL CONSIDERS THAT THE SUBMITTED BAT SURVEY INFORMATION IS INSUFFICIENT TO MEET THE REQUIREMENTS OF PARAGRAPH 186 OF THE NPPF, WHICH REQUIRES DECISIONS TO BE BASED ON UP-TO-DATE AND ADEQUATE ECOLOGICAL INFORMATION. FURTHERMORE, GUIDANCE SET OUT BY NATURAL ENGLAND AND THE CHARTERED INSTITUTE OF ECOLOGY AND ENVIRONMENTAL MANAGEMENT ESTABLISHES THAT BAT ACTIVITY SURVEYS SHOULD BE UNDERTAKEN DURING OPTIMAL SURVEY PERIODS (TYPICALLY MAY TO SEPTEMBER) AND ACROSS AN APPROPRIATE RANGE OF CONDITIONS TO ENSURE RELIABILITY. SURVEYS UNDERTAKEN SOLELY AT THE END OF THE SEASON MAY NOT ADEQUATELY CAPTURE PEAK ACTIVITY LEVELS OR SPECIES PRESENCE. AS SUCH, THE COUNCIL REQUESTS THAT ADDITIONAL SURVEY WORK BE UNDERTAKEN AT AN APPROPRIATE TIME OF YEAR TO ENSURE A ROBUST ECOLOGICAL ASSESSMENT.

25/01811/FUL

Hazel Lower Woodside Road Wootton Bridge, PO33 4JT

Replacement dwelling with detached garage and carport (additional information received) (readvertised application)

RESOLVED – THAT WOOTTON BRIDGE PARISH COUNCIL HAS NO OBJECTIONS TO PLANNING APPLICATION 25/01811/FUL IF THE CONSULTEE'S GUIDANCE IS ADHERED TO.

26/040. Decisions made by the Isle of Wight Council

25/01835/HOU – Granted - Oak Cliff Place Woodside Road Wootton PO33 4JR

25/01783/RVC – Granted - Warwick Rise New Road Wootton PO33 4JL

26/041. Tree Preservation Orders

26/00031/TW – Granted - Brannon Way Recycling Site Brannon Way Wootton

25/01767/TW – Granted - Oak Cliff Place Woodside Road Wootton PO33 4JR

26/00298/TW – Granted - 64 St Edmunds Walk, Wootton, PO334JB

26/042. Appeal

None

6. ACCOUNTS.

26/043. To consider and approve the accounts for payment.

Members were presented with the Accounts for payment for March

RESOLVED – THAT THE ACCOUNTS FOR PAYMENT FOR MARCH TOTALLING £6118.65 A COPY OF WHICH FORMS APPENDIX A OF THESE MINUTES, BE PAID.

7. MONTHLY REPORT OF ISLE OF WIGHT COUNCIL ISSUES AFFECTING THE VILLAGE

26/044. Report from the Isle of Wight Council Local member.

No report this month as Councillor Redrup has sent apologies.

8. MATTERS RAISED BY COUNCILLORS

26/045. Councillor Pitcher informed the Council that she had a meeting alongside Councillor Redrup and the Clerks with the Chair of Whippingham Parish Council regarding making Brocks Copse and Alverstone Road a Quiet Road.

Councillor Willsmer mentioned that there is a house on Church Road that looks like it has structural work needed so to be aware there might be a planning application in.

Councillor Magill asked if the council wanted to be part of the Biosphere Festival which is 27 June to 5 July – he will speak to Councillor Smith and feedback for the April meeting.

IN VIEW OF THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE DISCUSSED IT IS ADVISABLE IN THE PUBLIC INTEREST THAT THE PUBLIC AND PRESS BE TEMPORARILY EXCLUDED FOR THE FOLLOWING ITEMS AND THEY ARE INSTRUCTED TO WITHDRAW – IN ACCORDANCE WITH PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 s1(2) AND STANDING ORDER NO. 57

9. STAFF MATTERS

26/046. RESOLVED – THAT STAFF PAY INCREASES AND REDUCTION OF HOURS HAVE BEEN AGREED.

There being no further business to discuss the meeting closed at 19.45p.m.

Signed

Date