



BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,
5 Foreland Road, Bembridge, Isle of Wight, PO35 5XN
Tel: 01983 874160 Email: clerk@bembridgepc.org.uk



Minutes of the Planning Committee meeting at 6pm on 4th July 2017 in The Village Hall, Small Hall

Present: Cllr M Sullivan, Cllr M Donlon, Cllr S Weedall, Cllr R Weaver, Cllr M Curtis, Cllr A Hopkinson-Woolley, Mrs E Goldring (Clerk) and Mrs J McDade (Assistant Clerk) **Public:** 3

Cllr Sullivan was appointed Chairman for the meeting

1. To receive apologies for absence

Apologies received from Cllr Behan and Cllr Reeder

2. To receive any pecuniary or other interests relating to items on the agenda

Cllr Weedall declared a pecuniary interest in the Rowborough Farm application

3. To receive for approval minutes of the meeting held on 20th June 2017

RESOLVED: Approved minutes of the meeting held on 20th June 2017

4. To consider planning applications advertised from the 10th to 23rd June 2017

TCP/19342/K - P/01584/11	land east of Rowborough Farm Cottages south of Carpenters Road Brading Sandown Isle Of Wight PO36	Sustainable tourism and wetland enhancement project to include 60 holiday lodges reception/health suite building alterations to existing access car parking cycle and pedestrian routes and associated landscaping RSPB visitor centre and storage barn (revised plans)(revised description)(re-advertised application)(revised plans relating to two storey holiday units barn and RSPB visitors centre and land levels)(additional information relating to ecology transport landscape and visual impacts contaminated land phasing flood risk assessment and drainage habitats regulations and nontechnical summary for Environmental Statement)
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Cllr Weedall left the room

Cllr Sullivan gave a history of the site and previous applications.

Concerns of the risk of flooding to the site, what is already buried there and how it will be dealt with, and the Japanese Knotweed. Understand that some development on the site will happen but would like to be reassured that it is the correct development for a SSSI site and by a reputable developer/organisation e.g. Centre Parcs. This site is a wildlife corridor and would displace many birds when the area is flooded. This could be of economic benefit to the area if dealt with correctly. Worried that any holiday accommodation will end up being lived in all year like many of the holiday parks as restrictions get lifted. Nervous that an ECO Holiday park will not be profitable and what will then happen to the site. If along the lines of Slimbridge, Gloucestershire then believe it could be good for the Island. Major restrictions would have to be placed on the application from the IWC for protection of the site.

RESOLVED: Recommend Refusal due to the dangers of flooding, Japanese Knotweed contamination, doubts over financial situation, being a SSSI, SPA, RAMSAR and SINC site and loss of wildlife corridor.

5. To note planning decisions from Isle of Wight Council for the period 3rd to 23rd June 2017

TCP/32963/A - P/00495/17	Capers Foreland Farm Lane Bembridge Isle Of Wight PO355TJ	Householder Application Proposed first floor side/rear extension (revised scheme)	Approved	Granted 09/06/17
TCP/32930 - P/01564/16	Sunbeams Lane End Close Bembridge Isle Of Wight PO355UF	Demolition of dwelling proposed replacement dwelling	Refused	Granted 09/06/17

TCP/32184/A - P/00529/17	Dolphin Cottage Ducie Avenue Bembridge Isle Of Wight PO355NE	Householder Application Demolition of outbuilding proposed two storey rear extension alterations to include cladding porch	Approved	Granted 16/06/17
TCP/33048/A - P/00559/17	St Denis 58 High Street Bembridge Isle Of Wight PO355SF	Householder Application Demolition of rear extension and 2 chimney stacks single storey rear extension porch replacement windows alterations	Approved	Granted 23/06/2017
TCP/08314/B - P/00467/17	Lindsey Cottage Love Lane Bembridge Isle Of Wight PO355YD	Householder Application Proposed garden and low level wall	Approved	Granted 23/06/2017
TCP/30594/E - P/00550/17	land rear of Paddock View and 132 Howgate Road on western side of Foreland Fields Road Bembridge Isle Of Wight PO35	Variation of conditions 1 3 and 4 on P/00220/17 TCP/30594/D to allow two vehicular access points	Refused	Granted 23/06/2017

Cllr Weedall would like to bring to the committees attention the decision response from planners for the justification of granting the Sunbeams Lane End application:

'As noted above, Lane End Close incorporates a number of detached residential properties that do significantly vary in terms of size, scale, design and appearance with examples of large two storey dwellings in close proximity to much smaller bungalows. In addition, there appears to be a dominant design or style to the properties and a wide variety of materials in use such as render, cladding, tile hanging, brick and artificial stone. This variety leads to a mixed and eclectic range of properties within the street scene that provides interest to the character and appearance of the area and allows each property to be individual.

Whilst the concerns of the Parish Council with regard to the design and appearance of the proposed dwelling are duly noted, having a differing and contrasting appearance does not mean that the proposed replacement dwelling would cause harm to the character of the area'

We should note these comments for future applications and not be afraid of originality.

6. To receive correspondence concerning planning matters

- IWC Tree consent granted for works at Silver Sands Court, Church Road. Consent to fell the dead scarlet oak tree.
- To note Harbour planning correspondence – working papers
Response from Mr Thorpe **Appendix A**
Cllr Weaver – not a harbour user but good that communication between Mr Thorpe and the PC is regular, previous owners never communicated. The harbour is a business and there seems enough overage clauses in place, no concerns.
Clerk – why is the planning application going back to the IW Planning Committee?
Mr Thorpe – was told by Wendy Perera that it was just to update the new councillors, but now going back for a revised decision could be on 1st August.
Cllr Hopkinson-Woolley – what is your long term interest in the harbour and has the recent dredging benefitted?
Mr Thorpe – hope to retire in 10 years and have left in Trust for daughters. Would like to purchase a dredger for the harbour when finances allow as at present there are a number of times when we cannot dredge due to holiday seasons and wildlife, so having our own dredger would mean work could be carried out when needed.
Cllr Curtis – would like harbour and especially around fisherman pontoon dredged more.
Mr Thorpe – more dredging would increase costs which would have to be passed on in rents, which is not wanted at present. Have built the new fisherman's pontoon since taking over the harbour which was needed.
- Noted emails from Rosemary Cantwell regarding Brading Marshes Wetland Project planning applications
- IWC Tree consent granted for works at Silver Sands Court. Consent to fell dead scarlet oak tree.

- Noted appeal lodged for 5 Kings Close P/01598/16 application

Cllr Weaver - would like to thank Vectis for the well-built new homes on Sycamore Drive for young local families, providing a good standard of accommodation at an affordable cost. There are a few issues with the for sale properties as due to the scheme in place deposits of 15% and 20% are being requested by only 2 mortgage providers due to the restrictions on the properties, not making them really affordable. The criteria used were strict but seems to have worked, though the sale properties are now available for Island wide purchasers losing the Bembridge connection criteria.

7. To confirm date of next meeting

18th July 2017 at 6.30pm, The Village Hall

Meeting Closed: 7.30pm

Signed: Dated:.....