



BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,
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Minutes of the Planning Committee meeting held at **6.30pm on 16th June 2015 in the Village Hall, Small Hall High Street**

PRESENT: Cllr D Grannum (Chairman), Cllr S Pigot, Cllr M Tarrant, Cllr B Dyer, Cllr G Kendall, Cllr C Doe, Mrs E Goldring (Clerk) and Mrs J McDade (Asst Clerk) **PUBLIC:** 11

PUBLIC FORUM: land rear of Paddock View

Mrs M A Sullivan – the site is in an ANOB area, adjacent to a SSSI site and outside the settlement boundary. The cliffs are eroding at an alarming rate. Unhappy with the loss of the ancient hedgerow. Views will be blocked for local residents and visitors. The number of extra vehicles on Foreland Field Road will be a problem on a rural road.

Mrs B Clough – have opposed previously and the application was robustly refused. ANOB were strongly against the development in 2011/12. This will change the character of the area, have a major impact on the highways and be detriment to the landscape. Views from the newly opened footpath will be spoilt and the development does not improve the street scene.

Mr Sandall, Agent – difficult to application as no one wants more development, but Bembridge is destined to grow and this is one of the sites identified in the Isle of Wight Council’s SHLAA report. Isle of Wight Council asking if land was still available for the SHLAA report. With the previous application we could not assess the need for new homes in the area but with the BNDP and Housing Needs Survey we believe this application complies with both. This one of the most affordable sites available in the village for development as land by the Harbour and Village are of a higher market value. Changes could be made to the development to have one entry for vehicles behind the hedgerow, but highways do not consider the plans a problem for the area. The properties would be only 6m high, so would not disrupt the view any more that hedgerow at present. Still waiting for the ANOB response to the application.

1. **To receive apologies for absence.**
None received
2. **To receive any pecuniary or other interests relating to items on the agenda.**
None received
3. **To receive for approval minutes of the meeting held on 2nd June 2015.**
RESOLVED: Approved minutes of the meeting held on 2nd June 2015. The minutes were duly signed by the Chairman.
4. **To consider planning applications advertised from the 23rd May to 12th June 2015.**

TCP/30594/B - P/00521/15	land rear of Paddock View and 132 Howgate Road on western side of Foreland Fields Road Bembridge Isle Of Wight PO35	Outline for 9 dwellings
No comments from ANOB a problem. This is the next obvious place in the village for development but there are still number of concerns. Highways infrastructure and parking around the village is a major concern, more homes only add to this. The village is full to capacity, we might be one of the largest villages in the country but we only have the infrastructure of a small village. HNS states by far the greatest need (69%) identified for Bembridge is affordable rented accommodation though		

none included in this application. Analysis of PDL sites in Bembridge has not properly justified the use of a green field site, as there are potential PDL sites within the settlement boundary. The provision of market housing built in the last 12 months (49 units) within the settlement boundary has more than met the market unit need for the five year period covered by the survey. Proposed ratio of market housing to affordable housing should be 22% market and 78% affordable as per our HNS, so the application does not meet our HNS criteria. Concerned over the correctness of information in the application. Bembridge Planning Committee did not informally agree the application as stated in the supporting statement, we clarified the only way development would be considered on this site was through the inclusion of 'affordable homes', smaller housing units and a maximum of 9 units as per the BNDP and HNS. There is no shortage of homes available within the village in the £250,000 price bracket as an analysis of the local estate agents would show. ANOB previously recommended refusal due to the siting, design and impact on the area, and the loss of a green field site.

RESOLVED: Recommend Refusal as contrary to Island Plan SP1, BNDP OL2, H1,EH3 and National Planning Policy Framework (paragraph 198)

TCP/32273 - P/00557/15	Cliff Cottage Love Lane Bembridge Isle Of Wight PO355NH	Demolition of dwelling replacement dwelling
Not visible from the beach or road. Trees have TPO's so will stay. Improvement on current dwelling and the materials to be used are not obtrusive. Slight worry over the height increase of new dwelling. Satisfies BNDP policies. RESOLVED: Recommend Approval		

5. To note planning decisions have been received from Isle of Wight Council for the period 16th May to 5th June 2015.

TCP/14781/B - P/00369/15	Inchkieth Preston Road Bembridge Isle Of Wight PO355UN	Householder Application Proposed single storey extension on rear elevation to enlarge living room and kitchen/dining room	Approved	Granted 22/05/2015
TCP/13355/F - P/00121/15	62 Steyne Road Bembridge Isle Of Wight PO355SL	Pair of semidetached houses vehicular access and access road	Refuse	Granted 22/05/2015

6. To receive correspondence concerning planning matters.

A notification has been received from the Isle of Wight Council that an application has been made and consent given to **Windrush, Swains Lane, Bembridge** for T1 Poplar tree to remove limbs to take weight off to stabilise the tree or pollard back to where it goes horizontal to make the tree safe.

A notification has been received from the Isle of Wight Council that an application has been made and refused at **Tamarisk, Beach House Lane, Bembridge** for T1 Oak tree to to pollard to previous pollard points. This is a high amenity tree that screens the building from public view. The work proposed will detract from these characteristics. It is felt that insufficient information was submitted to demonstrate the work is required and the issue of size management can be addressed through more sympathetic management principles. Fr this reason the Council cannot justify granting permission for this work to be carried out. Allowance of lesser works were agreed to reduce the crown by 20%.

Proposed condition for the variation of Planning Conditions at Point Beach from HJ Bennet received via email. No consensus was reached from the Planning Committee members via email. This has already been agreed by the Planning Officer with the restrictions, so no further action needs to be taken.

7. To confirm date of next meeting

Confirmed next meeting as 7th July 2015 at 6.00pm

Meeting Closed: 7.00pm

Signed: Dated:.....