



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 held at 6.30pm on 17th February 2015 in the Village Hall, Small Hall

PRESENT: Cllr D Grannum (Chairman), Cllr G Kendall, Cllr M Tarrant, Cllr B Dyer, Cllr C Doe, Cllr S Pigot, Mrs E Goldring (Clerk) **PUBLIC:** 3

PUBLIC FORUM: Works have commenced again on Forelands Beach to construction of a raised decking area. Enforcement is aware of this case and has requested a retrospective planning application is submitted. Nothing has been received as yet. Damage has been done to the bench as wood and debris has been piled on it. There should be a condition attached to the application that the bench is repaired or replaced.

1. To receive apologies for absence.

None received, all present.

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

No interests declared.

3. To receive for approval minutes of the meeting held on 3rd February and Extraordinary meeting on 12th February 2015.

RESOLVED: Approval for minutes of the meetings held on 3rd and 12th February 2015 as a true and accurate record of the meeting. The minutes were duly signed by the Chairman

4. To consider planning applications advertised from the 24th January to 6th February 2015.

TCP/18913/G - P/01613/14	land adjacent to 58 High Street Bembridge Isle Of Wight PO35	Approval of Reserved Matters on P/00855/14 TCP/18913/F relating to the dwelling with attached annexe associated parking and turning areas
Reserved matters are agreeing the detail following approval of an outline application. Sec 106 agreement already in place to ensure the annex is retained by the same owner and not to be separated. Balconies could overlook to the west. There are large trees which would prevent the overlooking of the neighbours. The balconies are both Juliet.		
3 for 2 abstentions RESOLVED: Recommend Approval		
TCP/19842/H - P/00082/15	Evenlode Swains Road Bembridge Isle Of Wight PO355XS	Householder Application Alterations to previously approved detached garage to include increased roof height and dormer window on side elevation to provide annexed accommodation within roof space
Higher than the current approved pitch this has not been built. A mainland architect has been used and made no reference to the Bembridge Neighbourhood Plan. 2 windows upstairs are filled in. A pitched roof is an improvement that should have been carried out in the previous approval.		
RESOLVED: Recommend Approval with a condition that the garage is retained and no further applications are submitted for its change of use.		
TCP/32151 - P/00101/15	Cliff Edge Paddock Drive Bembridge Isle Of Wight PO351PD	Householder Application Alterations extension at first floor level and single storey extension an west elevation to annex to provide additional living accommodation conservatory

Concerned that the annex could be turned into a 3 bedroom house and sold off. The annex must be subservient in scale and mass to the main dwelling. The roof height is over 40% higher than the main dwelling which doesn't have accommodation in the roof space. This proposal does contain accommodation in the roof space. The submitted plans do not show the street scene. Contrary to BNDP D1, D2 and Island Plan DM2. The property does need improvement and would comply if the roof height was the same as the main dwelling.

RESOLVED: Recommend Refusal Contrary to BNDP D1 & D2 and Island Plan DM2

5. To note planning decisions have been received from Isle of Wight Council for the period 17th to 30th January.

TCP/03401/C - P/01463/14	45 Foreland Road Bembridge Isle Of Wight PO355XN	Householder Application Demolition of loggia alterations single storey rear extensions to provide living/dining/kitchen area and enlarge bedroom	Approve	Granted 23/01/2015
TCP/17027/A - P/01465/14	Nutbourne Lane End Road Bembridge Isle Of Wight PO355SY	Householder Application Alterations and enclosure of existing open porch	Approve	Granted 23/01/2015
TCP/22217/A - P/01473/14	Almond Cottage Mitten Road Bembridge Isle Of Wight PO355UJ	Householder Application Alterations and conversion of conservatory to form lounge and studio single storey extension on north east elevation to enlarge kitchen	Approve	Granted 23/01/2015

6. To receive correspondence concerning planning matters

IWC tree consent to fell a Small Leaved Lime tree outside 27 Beachfield Road, Bembridge. Objections have been submitted to IWC. Numerous responses have been received with conflicting information. The objections to its felling have not been supported. The owner of the tree is still unknown after land registry checks. This has brought into question the usefulness of a tree preservation order. Likely that the tree will be felled in the next 7 days.

Tyne Hall Breakwater a site visit has been arranged with Cllr Gordon Kendall, Cllr Barry Dyer and the Rights of Way Officer on Monday 23rd February at high tide.

7. To confirm date of next meeting

Confirmed 3rd March 2015 at 6.00pm in the Small Hall, Village Hall

Meeting Closed: 6.55pm

Signed:.....

Dated:.....