



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 March 2015 in the Village Hall, Small Hall

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

PUBLIC: 7 **PUBLIC FORUM:** None

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 3rd March 2015.

RESOLVED: Approval for minutes of the meeting held on the 3rd March 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 21st February to 6th March 2015.

TCP/13355/F - P/00121/15	62 Steyne Road Bembridge Isle Of Wight PO355SL	Pair of semidetached houses vehicular access and access road
Plans difficult to understand. Long history with application. Why has no work taken place on previous approved application? Minor ground works have commenced but insufficient works have taken place to say previous application has started. These are new plans and should be classed as a new application. Plans need to be judged against new policies and BNDP. RESOLVED: Recommend Refusal as full new plans need to be submitted for consultation that comply with Bembridge Neighbourhood Plan. 4 for 2 abstentions		
TCP/24698/B - P/00132/15	Harmony Love Lane Bembridge Isle Of Wight PO355YD	Householder Application Alterations 2 storey extension on front elevation single storey extension on side elevation and single storey extension and new roof to existing garage to provide additional living accommodation
Can only improve property. Large extension with loss of garage not ideal. RESOLVED: Recommend Approval 4 for 2 abstentions		
TCP/27676/A - P/00125/15	East Cliff Cottage Love Lane Bembridge Isle Of Wight PO355NH	Householder Application Extension at first floor level on south elevation to provide ensuite facilities to existing bedroom
Large scale extension, though plot large enough. Good design replacing flat roof with pitched. Overdevelopment of the site. RESOLVED: Recommend Refusal as contrary to Island Plan DM2 and BNDP D2 4 for 2 abstentions		
TCP/31828/A - P/00171/15	119 High Street Bembridge Isle Of Wight PO355SF	Householder Application Alterations and single storey extension on side and rear elevations to provide additional living accommodation (revised scheme)

<p>Verging towards overdevelopment of the site. The extension is large but relative to the existing house. Cannot be sold off separately to the main house. Section 106 agreement, properties 117 and 119 both owned by the same family.</p> <p>RESOLVED: Recommend Approval 3 for 3 abstentions Chairman's vote used</p>		
TCP/32178 - P/00183/15	113 High Street Bembridge Isle Of Wight PO355SF	Householder Application Demolition of existing conservatory proposed conservatory on rear elevation
<p>Like for like replacement. Good design. No problems with application.</p> <p>RESOLVED: Recommend Approval</p>		
TCP/22661/X - P/00210/15	Kingswood Centre Hillway Road Bembridge Isle Of Wight PO355PH	Proposed siting of 10 safari tents and 1 yurt
<p>Substantial tents being erected which look good but should be screened off from the BB10 coastal path. This is an ANOB area. Bembridge Wold area where the tents are to be sited does not have good drainage. Would like more clarification on the waste tank and water to be put in this area and what access is required? Would like to see Kingswood employing more local staff.</p> <p>RESOLVED: Recommend Approval with clarification of the waste tank position and access required 5 for 1 abstention</p>		
TCP/26280/A - P/00181/15	5 Walls Road Bembridge Isle Of Wight PO355RA	Householder Application Proposed alterations roof lights and dormer window on rear elevation single storey extension on rear elevation to form additional living accommodation
<p>Increasing number of bedrooms, so losing another small house in the village. Larger dormer but in line with other properties in the road. Poor design and not keen on the kitchen window facing the neighbours property right on the boundary. Plans not very clear. However not enough for refusal.</p> <p>RESOLVED: Recommend Approval</p>		
TCP/32184 - P/00152/15	Dolphin Cottage Ducie Avenue Bembridge Isle Of Wight PO355NE	Householder Application Demolition of outbuilding two storey rear extension to provide additional living accommodation
<p>West elevation not a good design though rest of the plans look ok. Concerns over the height of the extension. Not a truly subservient extension and in a conservation zone.</p> <p>RESOLVED: Recommend Refusal as contrary to Island Plan DM2 and BNDP D2 4 for 2 abstentions</p>		

5. To note no planning decisions have been received from Isle of Wight Council for the period 31st January to 13th February 2015.

6. To receive correspondence concerning planning matters.

BB6 Tyne Hall breakwater, update

IWC Rights of Way response: *'Further to our recent site meeting at BB6, I am writing to confirm that I have now discussed the matter further with the Planning Enforcement and Coastal Management teams.*

I have been informed that planning enforcement would not be justified in taking action in respect of the matter. Coastal Management have stated that the frontage has not always been passable at high water, particularly on high spring tides and that the pebble ridges have varied in height.

As the public right of way is along the back of the beach it can be reasonably concluded that the public's right along it is limited by the tide. Interestingly, the Coastal Path maps and guide books (see attached extract) show the route along BB6. However, for many years it has been necessary for Rights of Way to alter the route and ensure that it is signposted and waymarked inland (along Love Lane) due to this section along the beach not being passable at spring high tides.'

Public: - We understand why the groynes have been put in but no consideration has been given to beach walkers, especially at high tides. It becomes impassable at high waters not just with the spring tides. The blue slipper makes it dangerous for people to pass around the groynes. The beach is changing considerably with shingle building on one side. Walkers should be allowed to walk along the beach at any time without obstruction. The new groynes at Warners allow walkers to pass at any time without any obstructions. Shouldn't planning permission have been sort for the

new groynes?The groynes have been judged as replacements and so do not need planning permission. The problem is not just at spring tide as stated by the IWC, it is at all high tides. The groynes are changing the whole beach area and not for the better. Cllr Kendall will speak again with the officers at the IWC.

IWC refusal for tree works at Northclose House, Northclose Road, Bembridge. Request was for T1 Tulip tree to be reduce overextended branches by 20%, raise crown to give 3m ground clearance, thin remaining crown by 25% and reduce height by 2.5m. Felt works would have been detrimental to the tree amenity.

IWC tree work consent at Swains Field House, Swains Road, Bembridge. Consent for works for 4 Macrocarpa trees to be lopped within the limit of not below 12m from ground level and to trim the side branches.

IWC tree work consent at Beach House Cottage, Beach House Lane, Bembridge. Consent for works on the English Oak to be felled to near ground level and the Turkey Oak to raise the canopy to 4m and prune to provide 2m clearance of the cottage.

IWC tree work consent at the War Memorial Garden, Church Road, Bembridge. Consent for works on the Purple Plum tree to be felled to near ground level and the Walnut tree to remove the lowest side limb.

5 Harbour Strand - Householder Application Proposed alterations and provision of balcony on front elevation - discussed at the Planning Committee Meeting of the 3rd March 2015. Apologies for not getting the position of the property correct at the previous meeting. The adjoining neighbours both have balconies which overlook the back of the property and are not facing the seaward side. Plans not very clear. **RESOLVED:** To change previous decision to Recommend Approval

Cliff Edge, Paddock Drive - Householder Application Alterations extension at first floor level and single storey extension an west elevation to annex to provide additional living accommodation conservatory. The applicants have revised the plans lowering the roof and removing the rooms from the attic area. The entrance has changed from the west elevation to the south. Asking for revised comments as no further plans will be advertised.

RESOLVED: To change previous decision to Recommend Approval

66 Foreland Road – copy of a letter sent to IW Planning Enforcement has been received from a neighbouring property expressing their concerns over the ridge heights of the new properties on 66 Foreland Road



Concerns raised that the trees seem to have been thinned out again. The Planning Department were aware that the roof heights had been raised from the approved plans. Has been reported to IW Enforcement for investigation.

H J Bennetts, The Point – will defer this item until official appeal notice is received.

7. To confirm date of next meeting

Confirmed next meeting as 7th April at 6.00pm

Meeting closed 7pm

Signed:

Dated:.....