



BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,
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Tel: 01983 874160 Email: clerk@bembridgepc.org.uk



Minutes of the Planning Committee meeting held at 6.30pm on 17th November 2015 in The Cloisters, Bembridge

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

PUBLIC FORUM:

Jeremy Gully – the previous application was refused on policy grounds in August by the Parish Council, and no policies have not been affected by the changes made to this application. Section 106 agreement unclear.

Malcolm Thorpe – changes have been made in line with talks with Natural England and IW Planning. The industrial units and Selwyn boathouse have been omitted from the application though the silt lagoon is still included. There will be a section 106 agreement in place. Shore side works to be carried out before works on the new houses. The Parish Council previously recommended approval for the showers and car parking areas. There will be no loss of commercial space. The Duver development area will increase shower and toilet facilities, provide an improved laundry area, reception and coffee shop as well as improving the power supply. Apart from the silt lagoon area, all other areas in the application are on brownfield sites. New government directives clarify that office buildings can be changed to houses on brownfield sites.

- To receive apologies for absence.**
Apologies from Cllr M Tarrant.
- To receive any pecuniary or other interests relating to items on the agenda.**
Cllr Grannum declared a personal interest in the Harbour Application as she is a member of the Harbour Group and knows Malcolm Thorpe.
- To receive for approval minutes of the meeting held on 3rd November 2015.**
RESOVLED: Approved the minutes of the meeting held on 3rd November 2015 and duly signed by the Chairman.
- To consider planning applications advertised from the 24th October to 6th November 2015.**

TCP/11822/Y - P/00637/14	Sites at the Duver Marina, the Duver St Helens, Ryde PO33 1YB, Bembridge Marina, Embankment Road, Bembridge PO35 & Selwyn Boatyard and the Old Boathouse, Embankment Road, Bembridge, Isle Of Wight, PO35	Selwyn Boatyard and the Old Boathouse - Demolition of Boathouse; outline for detached dwelling; 6 industrial units with associated parking (Additional information relating to ecological impacts, revised vehicle access, parking and turning arrangements; additional information relating to contaminated land and flood risk, revised red line area relating to Selwyn Boatyard parking area). Bembridge Marina - Demolition of harbour office; outline for terrace of 5 houses; terrace of 3 houses; floating shower and toilet facilities; associated parking (Additional information relating to ecological impacts, flood risk and requirement
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		<p>for floating shower and toilet block; revised access arrangements, revised ownership plans relating to Embankment Road ecological mitigation area) Duver Marina - Demolition of harbour office and toilet facilities and removal of septic tank; outline for terrace of 5 houses; new harbour office with shower and toilet facilities; sewerage treatment plant; associated parking (Additional information relating to ecological impacts; revised plans relating to the footprint for proposed houses, revised vehicle parking and turning areas)(further re-advertised application)Revised plans confirming the omission of a proposed dwelling house at The Old Boat House and 6 industrial units at Selwyn boatyard (Revised description; revised site area; updated ecology report)</p>
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No changes to the previous application. Outside the settlement boundary, within the wider rural area and not complying with the categories listed in BNDP policy OL2 for Rural Exception Development. These homes will more likely end up as second homes and can see no economic improvements for the harbour. Loss of employment a concern. The area is in a flood zone and needs to be marketed as such, as there are no plans/funds allocated to improve the seawall as yet. There is a lack of economic information and justification for the houses on Bembridge Marina to comply with BNDP H1 and H3 of the Neighbourhood Plan and the Housing Needs Survey.

RESOLVED: Decision as previous application, no comments to be made on Duver Marina, St Helens

Bembridge Marina Demolition of harbour office outline for terrace of 5 houses terrace of 3

houses – Houses do not comply with Bembridge Housing Needs Survey and does not demonstrate a local need. Within flood zone 3. Contrary to Neighbourhood Plan Policies H1 and H3 and Bembridge Housing Needs Survey.

RESOLVED: Recommend Refusal

Floating shower and toilet facilities –

RESOLVED: Recommend Approval

Associated parking –

Improved entrance and exit. Moved into the land owned by Mr Thorpe and not RSPB.

RESOLVED: Recommend Approval

<p>TCP/014001/T - P/01276/15</p>	<p>Houseboat Day Dawn Embankment Road Bembridge Isle Of Wight PO355NS</p>	<p>Householder Application Retention of decking walkway and storage shed</p>
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Natural England has concerns about the habitat loss for wildlife and shading concerns. They have recommended the removal of obsolete piles, which should be conditioned. As per BNDP D5 there is a height restriction of 1m on roadside fencing.

Houseboats do not need to get planning permission or building regulations, so do not understand the application in light of no action on groynes to the beach and flouting of permissions at The Point. Even though shed is above the 1m, it is not overly large and a number of others on other houseboat sites along the Embankment.

Proposals:

Recommend Refusal 1

Recommend Approval 3 Abstention 1

RESOLVED: Recommend Approval

5. To note planning decisions from Isle of Wight Council for the period 17th to 30th October 2015.

TCP/21841/L - P/01033/15	Bembridge Coast Hotel Fishermans Walk Bembridge Isle Of Wight PO355TH	Proposed balconies at 1st floor level on east and south elevations of south block and east elevation of north block.	Approved	granted 23/10/2015
TCP/14532/D - P/00808/15	54 Steyne Road Bembridge Isle Of Wight PO355SL	Proposed detached dwelling with parking	Refused	granted 23/10/2015
TCP/32402 - P/01116/15	16 Trelawny Way Bembridge Isle Of Wight PO355YE	Householder Application Single storey side/rear extension to form sun room	no objections	Granted 30/10/2015

6. To receive correspondence concerning planning matters

A notification has been received from the Isle of Wight Council granting consent for tree works at **Long Rock Cottage, Ducie Avenue**. T1 Sycamore to be cut back the branches away from the roof to give a 3m clearance and T2 Poplar to cut back the branches away from the roof to give a 3m clearance, preventing trees becoming a nuisance.

7. To confirm date of next meeting

Confirmed 1st December 2015 at 6.00pm, the Village Hall, Small Hall, Bembridge

Meeting Closed: 6.50pm

Signed:

Dated:.....