



BEMBRIDGE PARISH COUNCIL

The Clerk to the Council, 5 Foreland Road, Bembridge, Isle of Wight, PO35 5XN

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Minutes of the Planning Committee meeting held at 6.30pm on 20th January 2015 in the Village Hall, Small Hall

Present: Cllr M Tarrant (Chairman), Cllr S Pigot, Cllr B Dyer, Cllr G Kendall, Mrs E Goldring (Clerk) and Mrs J McDade (Asst Clerk) **Public:** 2 **Public Forum** – None

1. To receive apologies for absence.

Apologies received from Cllr D Grannum (family illness) and Cllr C Doe (off the Island)

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 6th January 2015.

RESOLVED: Approval for minutes of the meeting held on 6th January 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 20th December 2014 to 9th January 2015.

TCP/05964/R - P/01559/14	Raffles Tavern 58 Steyne Road Bembridge Isle Of Wight PO355SL	Continued use of premises as staff accommodation associated with The Kingswood Centre
Kingswood needs to monitor staff and their actions. No behavioural problems reported to the Parish Council this year with regard the premises, though problems reported around the village. Neighbours comments need to be addressed when making decision on this application. RESOLVED: Recommend Approval on the condition neighbours comments are addressed		
TCP/28874/C - P/01476/14	St. Veronica Lane End Road Bembridge Isle Of Wight PO355TB	Change of use from bed and breakfast to a single dwelling
Was previously a single dwelling. Not a profitable B&B business. B&B accommodation available within the village. RESOLVED: Recommend Approval		

5. To note planning decisions have been received from Isle of Wight Council for the period 13th December 2014 to 2nd January 2015.

A/01490/J - P/00570/14	Staddlestones Church Road Bembridge Isle Of Wight PO355ND	Advertisement Consent Application 1 x non illuminated V board sign (revised scheme) (revised plans) (re-advertised application)	Refuse	Refused 19/12/2014
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6. To receive correspondence concerning planning matters.

- Tree works consent at The Carriage House, 78 High Street for pollarding of Lime tree, reduction in height by 4ft of Purple Plum tree, reduction in height by 3-4ft of Lilac tree and pollarding, thinning of remaining limbs and removal of 3 lowest limbs of Sycamore tree.
- Tree works consent at Little Hearn, Swains Lane for pollarding of Horse Chestnut tree.

- Tree works consent at East Cliff, Love Lane for raising of crown to approx. 6ms and reduction of crown by 30% of Ash tree and 2 Silver Birch trees.
- Applications 7 & 8 The Grove and Bembridge Primary School Site are on the IW Planning Committee's Agenda Tuesday 27th January, Cllr Kendall will attend on Parish Councils behalf. The revised plans show the footpath being removed so the road can accommodate 2 way traffic and revised tree work report. This would be more dangerous for residents wishing to walk from the houses especially with pushchairs or wheelchairs. The planning officer Sarah Wilkinson has stated that under section 38(6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Act the determination must be made in accordance the plan unless material consideration indicate otherwise. So whilst it is accepted that the proposal may not comply with the provisions of the BNDP OL1, there are quite clearly a range of other material considerations in terms of housing need and delivery, efficient use of brownfield land and within a highly sustainable location that weigh heavily in favour of accepting the principle of building 13 houses on this site." There would be no right to appeal the decision. Clerk has asked IWC if the section 106 money from McCarthy and Stone development is used to deliver this application, awaiting response. The story has already been picked up by the local press, and the clerk would like advice on how to respond to them, particularly following the IWC Planning Committee meeting on 27th January.

7. To confirm date of next meeting

Confirmed next meeting on 3rd February 2015 at 6.00pm

Meeting Closed: 6.50pm

Signed:..... Dated:.....