



BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,
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Minutes of the Planning Committee meeting held at 6.30pm on 21st April 2015 in the Village Hall, Small Hall

PRESENT: Cllr M Tarrant (Chairman), Cllr G Kendall, Cllr S Pigot, Cllr C Doe, Mrs E Goldring (Clerk) and Mrs J McDade (Asst Clerk) **PUBLIC:** 5

PUBLIC FORUM: Mrs J Kendall spoke on behalf of the Mrs Rickett from the neighbouring property to Fovant Cottage. The plans have no architectural merit, are inappropriate to the site and surroundings of a conservation area and are over dominant to neighbouring properties. There is no right to light but consideration needs to be taken when light is blocked due to new additions. The large single storey side extension proposed goes up to the boundary wall, being visible in a conservation area and overbearing in the area. The flat roof goes against the BNDP D2 policy. Support is given for the removal of outbuildings around the site.

- To receive apologies for absence.**
Apologies received from Cllr Grannum, illness and Cllr Dyer, on holiday
- To receive any pecuniary or other interests relating to items on the agenda.**
Fovant Cottage - Cllr S Pigot declared a personal interest as she knows the owner and Cllr Kendall declared a personal and prejudicial as his wife is representing the neighbour.
- To receive for approval minutes of the meeting held on 7th April 2015.**
RESOLVED: Approval for minutes of the meetings held on 7th April 2015 as a true and accurate record of the meeting. The minutes were duly signed by the Chairman
- To consider planning applications advertised from the 28th March and 10th April 2015.**

TCP/32220 - P/00329/15	Fovant Cottage Sherborne Street Bembridge Isle Of Wight PO355RY	Householder Application Demolition of bathroom two storey rear extension and single storey side extension to provide additional living accommodation
Cllr Kendall left the room. This is a prominent development within a conservation area, being highly visible and overbearing to neighbouring properties. Not particularly neighbourly to block light. Clearing of outbuildings /sheds positive. Overdevelopment of site, large scale of extension and flat roof going against BNDP a problem. RESOLVED: Recommend Refusal as contrary to BNDP D2 and overdevelopment		
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
No concerns with application. RESOLVED: Recommend Approval		
TCP/32233 - P/00366/15	77 Foreland Road Bembridge Isle Of Wight PO355UD	Householder Application Proposed alterations and single storey extension on rear elevation to form a dining room dormer window on rear and side elevations to provide accommodation within roof space

Large extension though cannot be seen from the road and not out of scale. Plans not easy to read or follow. Single storey extensions flat roof is contrary to BNDP. Dormer window is overlooking the neighbouring property so needs to be obscured glass.

RESOLVED: SPLIT DECISION

Recommend Approval for side elevation proposals with the condition obscured glass is installed in the dormer windows.

Recommend Refusal for the single storey extension as flat roof is contrary to the BNDP D2

5. To note planning decisions have been received from Isle of Wight Council for the period 21st March to 2nd April 2015.

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 - revised	Approve	Granted 27/03/2015
TCP/32165 - P/00138/15	32 Steyne Road Bembridge Isle Of Wight PO355UL	Householder Application Proposed single storey extension on front elevation to form hall and study	Approve	Granted 03/04/2015
TCP/32168 - P/00149/15	5 Harbour Strand Bembridge Isle Of Wight PO355NP	Householder Application Proposed alterations and provision of balcony on front elevation	Approve	Granted 03/04/2015

6. To receive correspondence concerning planning matters.

Concerns have been raised by residents with regards to building works at Whitecliff Bay Holiday Park, camping site. Planning Application TCP/31174/C, P/00236/14 Variation of condition no3 on TCP/16092E/S/24160 to allow the siting of 60 static holiday caravans for year round holiday use was recommended refusal by the BPC Planning Committee and later withdrawn, though on checking this morning the details have changed to 'decision not yet available'. Mike Gildersleeves, IWC Planning officer, advised that there was no applications on the system since the withdrawal of TCP/31174/C and that reporting to enforcement with evidence would be the next step forward.

Response from IW Enforcement with regards building works at Whitecliff Bay Holiday Park: *'A proposed Lawful Development Certificate (reference P/01238/14) was granted on the 01.10.2014 for the; 'Proposed use of land for siting of holiday caravans, dormobiles and tents within the site boundary marked red on plan number 2828-800 for use as holiday accommodation for 12 months of the year in accordance with planning permission number P/01141/12' Plan number 2828-800 as referenced above includes all land north of the Hillway Road which is within the ownership of Away Resorts Ltd. This Lawful Development Certificates therefore permits works to the northern field associated with the siting of holiday caravans, dormobiles and tents. I understand the site license for this area requires the provision of a hardstanding for the mobiles and caravans to be sited on. The number and location of caravans/mobiles sited on the northern field cannot be controlled by the planning authority.'*

Cllr Kendall has responded to the IWC Planning with regards the LDC as there was not communication between them and himself as the Ward Councillor, and he will be raising the matter with the IW Planning Committee. Approving the LDC without Parish Council consultation makes a farce of the planning process. Decisions cannot be revoked without major costs. The clerk to write to the IWC Planning department with regards this matter expression concerns.

7. To confirm date of next meeting – Confirmed 5th May 2015 at 6.00pm

Meeting Closed: 6.50pm

Signed: Dated:.....