



# 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 6.00pm on 2<sup>nd</sup> June 2015 in the Village Hall, Small Hall

**PRESENT:** Cllr M Tarrant, Cllr S Pigot, Cllr C Doe, Cllr G Kendall, Mrs E Goldring (Clerk)

**PUBLIC:** 1. Cllr M Tarrant took the Chair for this meeting.

**PUBLIC FORUM:** Kingswood yurt and tents are having a detrimental effect on the view from the coastal path and seem to be very large in scale. Refer to enforcement to double check it complies with the granted application.

**1. To receive apologies for absence.**

Apologies received from Cllr B Dyer and Cllr D Grannum both on holiday.

**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 19<sup>th</sup> May 2015.**

**RESOLVED:** Approval for minutes of the meeting held on the 19<sup>th</sup> May 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 9<sup>th</sup> to 22<sup>nd</sup> May 2015.**

<a href="#">TCP/13150/P - P/00498/15</a>	66 Foreland Road Bembridge Isle Of Wight PO355UA	Removal of condition no. 14 and variation of condition no. 2 on P/00825/14 TCP/13150/M to allow alterations to approved windows
Plot 4 relates to condition 14 which overlooks a shared space. Condition 2 relates to windows that face each other. Original conditions were imposed upon this application for privacy reasons and supported by BNDP EH1. There are no fundamental changes from the original application. <b>RESOLVED:</b> Recommend Refusal contrary to BNDP EH1.		
<a href="#">TCPL/27632/B - P/00559/15</a>	12 Northwells Ducie Avenue Bembridge Isle Of Wight PO355SA	Replacement windows on rear elevation installation of roof light on front elevation
<a href="#">LBC/27632/A - P/00560/15</a>	12 Northwells Ducie Avenue Bembridge Isle Of Wight PO355SA	LBC for replacement windows on rear elevation installation of roof light on front elevation
Cannot be seen from the road. No issue with the window to the rear. The roof light on the front elevation does not enhance the characteristics of a listed building which is located within a conservation area and is contrary to BNDP EH1 and D2. Front elevation is quite succinct and is located within the historic core. <b>RESOLVED: Split decision.</b> Recommend approval for the replacement window to the rear and Recommend refusal for the installation to the roof light on front elevation.		
<a href="#">TCP/28874/D - P/00512/15</a>	St. Veronica Lane End Road Bembridge Isle Of Wight PO355TB	Change of use from bed and breakfast to a single dwelling (revised scheme)
It was a single dwelling before a bed and breakfast. The owners do not intend to live in the dwelling following change of use as the justification states they want it to become a holiday let. This is disappointing as the Planning Committee would prefer it to become a family residence. <b>RESOLVED:</b> Recommend approval.		

**5. To note planning decisions have been received from Isle of Wight Council for the period 2<sup>nd</sup> to 15<sup>th</sup> May 2015.**

<a href="#">TCP/32219 - P/00294/15</a>	63 Howgate Road Bembridge Isle Of Wight PO355QU	Householder Application Proposed single storey extension on side elevation to form additional living accommodation	Refused	Refused 15/05/15
P/00320/15	40 Trelawny Way Bembridge Isle Of Wight PO355YE	Lawful development certificate for proposed construction of two garden rooms/shed	Not consulted on	Granted 15/05/15

**6. To receive correspondence concerning planning matters**

A notification has been received from the Isle of Wight Council that an application has been made and tree work consent agreed at **Northclose House, Northclose Road, Bembridge**. Tulip tree to reshape the tree to manage the trees size and form.

A notification has been received from the Isle of Wight Council that an application has been made and a split decision given to **Bembridge Coast Hotel, Fisherman's Walk, Bembridge**. Consent to the following: T99, T101 and T58 Oak to be felled to near ground level. T61 Oak to remove the heavily decaying stem to the south. T65 Oak situated to remove the horizontal upper crown limb to the east at 7 metres, remove the structurally decaying limb and remove the dead wood. To make safe to the surrounding area.

Refusal to the following: T37 Oak remove lateral branch. T56, T57 and T59 Oak to be felled to near ground level. These trees are considered to be of high amenity and important to the setting of the area. The reasons for the work described are considered unnecessary and would be detrimental to the amenity and character already mentioned. For this reason the Council cannot justify granting permission for this work to be carried out. Allowance of Lesser Works: It is considered that T56, 57 and 59 can be crown cleaned to remove dead wood. It is also thought acceptable to lift the crowns overhanging the roof by 2 metres. The lateral branch of T37 can be reduced by 20% to strong growth points that are at least one third the diameter of the adjacent pruning point.

A revision has been received for **63 Howgate Road** in that the flat roof has been changed to a hipped roof. The Planning Committee welcomes the amendment however it doesn't address the overdevelopment of the site with property right up to the boundary wall.

**RESOLVED:** Recommend Refusal as overdevelopment of the site.

**33 Forelands Field Road** has been referred to the Isle of Wight Councils Planning Committee on 9<sup>th</sup> June and registration for public speaking needs to be completed by 5pm on 4<sup>th</sup> June. The Planning Committee members are unavailable to attend. Register Cllr Denise Grannum to attend and represent Bembridge.

Janet Kendall has kindly offered to run **Bembridge Neighbourhood Plan training** on Monday 22<sup>nd</sup> June 13.00 in the Parish Office for the Planning Committee. The clerk has asked Janet to give an explanation of the proposed affordable house SPD consultation document from IWC. This will help the committee to formulate a response prior to the deadline of 6<sup>th</sup> July.

**7. To confirm date of next meeting**

Confirmed next meeting as 16<sup>th</sup> June 2015 at 6.30pm

Meeting Closed: 6.20pm

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