



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 6.00pm on 3rd February 2015 in the Village Hall, Small Hall

PRESENT: Cllr D Grannum (Chairman), Cllr G Kendall, Cllr M Tarrant, Cllr B Dyer, Cllr C Doe, Cllr S Pigot, Mrs E Goldring (Clerk) and Mrs J McDade (Assistant Clerk) **PUBLIC:** 6

PUBLIC FORUM:

Former Bembridge C of E School

Richard Taylor – Access concerns with the entrance to Former Bembridge C of E School development and highways issues with road. Width of the road is inadequate for 2 way traffic with more than 6 dwellings on the development which should be 5.5m as per the Residential Standards document not 4.8m as per application. Vision splay should be 3.5m but only showing 2.4m on the drawings. There is no mention of the space for large vehicles turning which should be a minimum of 15m. Removing the footpath would be a danger to pedestrians when vehicles passing on the road. Would recommend that the application is refused on health and safety access issues and the dismissal of the Bembridge Neighbourhood Plan which IWC has proved is not worth the paper it's written on.

Bembridge Harbour

Gilbert Lloyd owns the houseboat opposite the site for the industrial units – Concerned that there are already a number of industrial units empty along the Embankment and the new units being classed for B1 use will change to residential. Believes there would be parking issues for larger vehicles in front of the units and these vehicles would then use the houseboat owner's parking spaces. The entrance is dangerous and inadequate. There are already problems with pollution in the marshes where sheets of metal, tyres and rubbish have been dumped and these new units will generate more problems.

Malcolm Thorpe made these comments during the meeting – The application is good for the local economy, tourism and business. Less houses and a reduction in the stories have been included in this application than previous plan. We believe that the application is compliant with the National Planning Policy Framework, the Island Plan and the Bembridge Neighbourhood Development Plan. All sites to be developed are brownfield sites and previously developed land. Natural England has approved the mitigation statement. The old Boathouse was changed from Use Class B8 to Use Class B1 in 2009. 25-30 new jobs could be created with the new industrial units and they will not be changed to residential, as 3 Island companies have already shown an interest. The harbour will underwrite new tenants to help them establish their businesses in the first couple of years, if required. Disappointed that the viability appraisal was not made available to the Parish Council which demonstrates the financial position. Some of the proceeds would be reinvested into the Harbour operations not all of them.

1. To receive apologies for absence.

None received, all present.

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 20th January 2015.

RESOLVED: Approval for minutes of the meeting held on 20th 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 10th to 23rd January 2015.

TCP/24400/F - P/01479/14	Former Bembridge C of E School Steyne Road Bembridge Isle Of Wight PO35	Demolition of buildings construction of 5 pairs of semidetached dwellings and terrace of 3 dwellings associated parking and landscaping (application considered a departure) (revised plans) (re-advertised application)
<p>PREVIOUS COMMENTS: Concerns were raised with regard the application: Access road to the development is narrow with no passing point. The footpath is narrow and not sure wide enough for wheelchairs. Parking bays on plans look like minimum 2m which would not be suitable for parents with children or disabled people. The ecological report states that the pond would need to be moved but cannot see where it has been moved to on the plan. This is the only brown field site within the settlement boundary suitable for affordable homes but this application is contrary to the Bembridge Neighbourhood Development Plan on size and number of properties. Bembridge does want affordable homes but we must keep within our Neighbourhood Development Plan. 5 For 0 Against 1 Abstention RESOLVED: Recommend Refusal contrary to BNDP OL1 and H1.</p> <p>Cllr Does finding of access condition granted on to Steyne Park has raised concerns. This was included in a late representations report to the Isle of Wight Councils Planning Committee via Officers recommendations. This was picked up by Cllr Julie Baker-Smith IWC Planning Committee Chairman during the site visit and requested to be included.</p> <p>Access on to Steyne Park was for the school only as Steyne Park Car Park was the designated parking/drop off area for the school. This development should not have access onto the park as it is not a public right of way. Objection to be made with regards access on to park and this condition must not be enforced and discharged as the Parish Council are the landowners of Steyne Park recreation ground.</p> <p>Island Roads Highways Officer is satisfied with the width of the road following the removal of the footpath to widen the road to 4.8m. The Clerk advised that Island Roads follow the Department for Transport guidance and the Residents Standards may differ. Committee not happy with the removal of the footpath and have concerns on highway access.</p> <p>IWC Planning Committee granted conditional permission for the development at its meeting on 27th January therefore this will stand at close of this consultation period. IWC Planning Officer presented a very strong case for the development being able to offer 100% affordable housing on a brownfield site, with no other areas within the parish settlement boundary. The committee is disappointed with the departure from policy BNDP OL1 even though it was an exceptional case. 1 member is against this representation as he feels there is a total disregard from the Bembridge Neighbourhood Development Plan.</p> <p>RESOLVED: Reiterate previous comments, Committee not happy with the removal of the footpath and have concerns on highway access and express disappointment with the departure from policy BNDP OL1.</p>		
TCP/11822/Y - P/00637/14	Sites at the Duver Marina the Duver St Helens Ryde PO33 1YB Bembridge Marina Embankment Road Bembridge PO35 and 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 business justification for the development additional information relating to ecological impacts and heritage statement revised access arrangements revised footprint for proposed house). 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 business justification for the development additional information relating to ecological impacts) (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 business justification for the development additional information relating to ecological impacts revised plans relating to the design of elevations and footprint for proposed houses) Please note that the three planning applications (P/00637/14 P/00680/14 and P/00681/14) relating to the above three sites have now been merged into one combined planning application. All comments relating to the three sites should be submitted quoting reference number P/00637/14). Comments may relate to individual sites or the combined proposals. (re-advertised application)
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No comments made on 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. Outside Bembridge parish boundary.

Selwyn Boatyard and the Old Boathouse Demolition of Boathouse outline for detached dwelling - This building has never been residential and is Use Class B8 storage/distribution, as per IWC planning officer information. BNDP WS2 regards this area between industrial zones as one of visual amenity that contributes significantly to the coastal/marshland character of this part of the parish (see p37 BNDP) - so development is not favoured. Contrary to policies BNDP WS2, WS7, OL1, OL2, H1, H3, EH3 and D1. **RESOLVED:** Recommend Refusal as contrary to policies BNDP WS2, WS7, OL1, OL2, H1, H3, EH3 and D1 **4 for recommendation 2 abstentions**

6 industrial units with associated parking – car park will run along the side and front of the units and the entrance will be via the houseboat owners car park, though not clear on the application that the houseboats parking area is included. Turning areas very tight for larger vehicles. Sight lines could be dangerous. Rights of way to the footpath along the old railway line will be retained. A condition should be that no change from Use Class B1 to residential use to be applied. Marine businesses should be encouraged. This is not previously developed land as claimed. Justification required for development. The application is contrary to OL1, OL2, H1, H3, WS2, WS7, GA1, EH3 and D1. A proposal was received to recommend conditional approval. A counter proposal was received to recommend refusal. **RESOLVED:** Recommend Approval with the condition that the units cannot be changed from Use Class B1 to residential use and that access concerns are addressed. **3 for recommendation 2 against recommendation 1 abstention. Recommend Approval carried. Recommend Refusal defeated. (Post meeting note: A motion has been received signed by 4 Councillors to reverse this decision. Extraordinary Planning Committee meeting to be held on Thursday 12th February 6.00pm in the Parish Office, 5 Foreland Road)**

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. **RESOLVED:** Recommend Refusal as contrary to BNDP H1 and H3 and Bembridge Housing Needs Survey **4 for recommendation 2 against recommendation**

Floating shower and toilet facilities –**RESOLVED:** Recommend Approval **4 for recommendation 2 abstentions**

Associated parking – **RESOLVED:** Recommend Approval **4 for recommendation 2 abstentions**

5. To note planning decisions have been received from Isle of Wight Council for the period 2nd to 16th January.

TCP/11680/E - P/01370/14	64 Steyne Road Bembridge Isle Of Wight PO355SL	Demolition of dwelling proposed replacement detached dwelling with parking (revised scheme)	Refuse	Refused 9/01/2015
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TCP/17577/R - P/00797/14	Bembridge Point off Embankment Road Bembridge Isle Of Wight PO35	Continued use of land for storage sorting and distribution of gravel and associated plant for a temporary period (revised red outline) (readvertised application)	Condition Approval	Granted 09/01/2015
TCP/23804/B - P/01405/14	Hope Cottage Swains Road Bembridge Isle Of Wight PO35XR	Householder Application Proposed single storey extension on side elevation to enlarge kitchen	Approve	Granted 16/01/2015

6. To receive correspondence concerning planning matters

The Boat House/The Ledge Beach Hut, Forelands, Bembridge email from IWC enforcement officer Linda Allen: 'I carried out a site inspection on 27th January 2015 to the above properties, and spoke to the building contractors (SSJ) who have constructed the block piers, and are at present constructing decking on the area of land between the buildings and the boundary. I understand that they intend to erect railings around the perimeter, and I have advised them that planning permission is required. The development encompasses both the Boat House and the Ledge House Beach Hut. As soon as I have further information regarding how the owner of the properties wishes to proceed, I will update you.'

IWC tree consent to fell a Small Leaved Lime tree outside 27 Beachfield Road, Bembridge. Objections have been raised by neighbours due to the high amenity value of the tree and the tree is listed on the 2013 Bembridge Local Green Space Audit. Highly respected Island Ecologist Ian Boyd stated the small leaf lime tree, one of our native trees, is very rare on the Isle of Wight and was interested to know one existed in Bembridge. If the tree is to be felled then it would be more appropriate to replace with a native tree and not the Magnolia suggested.

RESOLVED: Submit an appeal to the Planning Inspectorate

IWC tree consent to fell a Poplar tree at Bembridge Lodge, 114 High Street, Bembridge as the tree is considered dangerous.

7. To confirm date of next meeting

Confirmed 17th February 2015 at 6.30pm in the Small Hall, Village Hall

Meeting Closed: 7.20pm

Signed:.....

Dated:.....