



# BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,  
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## Minutes of the Planning Committee meeting held at **6.00pm** on **4<sup>th</sup> August 2015** in The Cloisters, Church Road, Bembridge

**PRESENT:** Cllr D Grannum (Chairman), Cllr B Dyer, Cllr G Kendall, Cllr S Pigot, Cllr C Doe, Cllr M Tarrant, Mrs E Goldring (Clerk) and Mrs J McDade (Assistant Clerk) **PUBLIC:** 43

### **PUBLIC FORUM**

#### **land adjacent to Popes Cottage Steyne Road**

Mr Turnbridge – this is a beautiful area and concerned about the loss of fields to housing. Support farming on this agricultural land would be preferred. Egrets and other wildlife will be lost if development takes place.

Mr Gerard – concerns over flooding in the area which occurs regularly to properties on Steyne Road and the adjacent fields. Ditches have been filled in over the years causing more flooding problems in the area. More concrete will mean more flooding.

Mr Pusey – flooding problems are not being over exaggerated and there is no mention of the natural springs that run in the area.

Mr Coleman – agree with previous comments regarding flooding concerns. Do we really need more homes for sale in the village? 200 already on the market. The village infrastructure is not keeping up with the growth of the village, issues with parking, no growth of the doctors surgery, shops closing, can the school take more pupils? Will the soak away be just for the new 9 dwellings? There were major restrictions on the renovation of Popes Cottage, will the same apply to this development? Protection of hedgerow is important but this development will cause a vast amount to be removed for access to the site.

#### **Bembridge Marina Embankment Road, Selwyn Boatyard and the Old Boathouse Embankment Road**

Mr Currie- generally speaking the harbour is the economic motor of the area. A similar application was refused previously, and can see no issues that should change the outcome this time. More investigations need to take place.

Mr Gully - Mr Thorpe has improved the visitors sailing experience which is evident. The application is contrary to identified needs listed in adopted policies. Justification seeks to breach these policies is inadequate, mis-directional and provides more housing than what is needed. There is far more provision here than what is needed financially to improve the toilets, showers and harbour office. Where are the profits going? The beneficiaries of this application are not made clear. Clearly works are needed and there is already a financial obligation on Mr Thorpe to dredge the harbour. No meaningful guarantees of delivery. Needs a transparent legal agreement which is not apparent. Dangerous gamble of all the harbours assets at once. Development is located outside the settlement boundary, in a flood plain and fails to justify this exception to the rules.

Mr Thorpe – there are minor changes from the previous application including additional parking for the marina. Natural England has advised the Environment Agency to accept the application and Island Roads have recommended approval with conditions. IWC assessed that the Harbour contributed £8 million towards the economy. This year's family weekend event was a major success with 268 boats berthing and 3 having to be turned away. Local businesses also expressed an

increase in profits due to the event, which is good for the local economy. An increase in employment with the new units good for the area enquires for 3 units already received. There will be a 106 agreement with the IWC and presumption is in favour of development on these brownfield sites.

Mr Hicks - the strategic gap between St Helens and Bembridge is being eroded with developments, some of which are temporary and have not planning permission. The Old Boathouse has not been occupied for 30 years and development would cause problems to the wildlife and be obtrusive in the area. This is adjacent to a SSSI and SPA area, and the marsh land needs protecting. Access onto the highway would be dangerous.

**Bembridge Boatyard Embankment Road**

Mr Hicks – this land has been illegally dumped on for years with the IWC doing nothing about it. Complex materials and hazardous compounds have been dumped right up to the old railway line.

Development of the site would be dangerous and unstable. This is outside the settlement boundary. Mr Currie – similar development to Seaview, which are not selling well. Car parking is not adequate.

Mr Gully – highly visible. Not of a good quality with no ecological support. This development would not look good in the area.

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

None all present.

**2. To receive any pecuniary or other interests relating to items on the agenda.**

Cllr S Pigot declared a personal interest in Wray House, Swains Road and Woolverton Dennett Road as she knows the owners.

**3. To receive for approval minutes of the meeting held on 21<sup>st</sup> July 2015.**

**RESOLVED:** Approval of minutes of the meeting held on 21<sup>st</sup> July 2015 and duly signed by the Chairman

**4. To consider planning applications advertised from the 11<sup>th</sup> to 31<sup>st</sup> July 2015.**

<p><a href="#">TCP/32327 - P/00694/15</a></p>	<p>land adjacent to Popes Cottage Steyne Road Bembridge Isle Of Wight PO35</p>	<p>Outline for up to 9 residential units formation of vehicular accesses</p>
<p>The site is adjacent to settlement boundary and there is already a presumption in favour of sustainable development within or adjacent to the settlement boundary as contained in the Island Plan. Cllr Gordon Kendall is going to approach the Local Planning Authority to seek a definition for ‘adjacent to the settlement boundary’ as it’s currently not defined.</p> <p>The proposed access and visibility splays has been checked by Island Roads and complies with traffic legislation. The site is within walking distance of the village and is on the bus route 8.</p> <p>The application has ticked all the boxes of the Neighbourhood Plan, but the concerns of residents need to be taken into account such as the drainage issues and intrusion into the wider rural area of the village.</p> <p>Surveys into the field drainage and local springs need to be carried out. Worries over the environmental impact on the wildlife needs to be considered. Cannot accommodate concerns about phased development as each application to be accessed on its own merits. BNDP has helped village restricting development; this could have been an application for 160-180 homes and not included any affordable dwellings. Design of the properties is to be in consultation with the community.</p> <p><b>No Objections on Policy grounds but the Committee had many concerns around the application in particular:</b></p> <ol style="list-style-type: none"> <li>1. Clear risk that this is intended to be phase one of further development;</li> </ol>		

2. Risk of a precedent being set;
3. Manipulation of “adjacency” to the “Settlement Boundary” to maximise coverage of land in the applicant’s ownership;
4. Unhappy with the proportion of ‘market’ housing to ‘affordable’, as it does not reflect the distribution of need as demonstrated in the Bembridge Housing Needs Survey, which the applicant is claiming as justification for the development, rather than profit maximisation;
5. Intrusion into an attractive rural landscape; it extends beyond the current line of building/development and would set a precedent for development of the remaining Thorneycroft land with an adverse impact on the rural fringe of the village
6. Serious concerns about drainage on the site, as there is a history of significant flooding on the site and alongside in Steyne Road;
7. Increased pressure on inadequate local infrastructure;
8. Safety of and disturbance to wildlife using the site; lack of recent/sufficient information
9. To ensure the hedgerow is retained

Also if the IW Council are minded to approve the application then Conditions or similar should be applied, including the following areas:

1. A Section 106 Agreement in place on the Affordable Housing to ensure that Policy BNDP.H.3 is delivered to justify the local need, that the application is claimed to meet, is satisfied;
2. Clear agreements of how the Section 106 will be implemented through a Registered Social Landlord and remain ‘affordable’ in perpetuity;
3. Unambiguous arrangements for the application of Policy BNDP.H.3 to the ‘market’ housing to ensure that it is meeting local need as claimed;
4. Unambiguous arrangements to ensure the ‘self-build’ plots go to individuals who have a local connection and are for their use and not to developers;
5. A properly approved drainage plan is in place;

Clear statements from Southern Water and Island Roads that their systems are capable of taking the increased volumes which arise from this development

**4 in favour 2 against**

<p><a href="#">TCP/11822/Y - P/00637/14</a></p>	<p>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</p>	<p>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 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</p>
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		areas)(further readvertised application)
<p>As there are no substantial changes to the plans the same comments as before to be submitted.</p> <p>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.</p> <p><b><u>Selwyn Boatyard and the Old Boathouse Demolition of Boathouse outline for detached dwelling</u></b> - 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 Neighbourhood Plan Policies BNDP WS2, WS7, OL1, OL2, H1, H3, EH3 and D1.  <b>RESOLVED: Recommend Refusal</b></p> <p><b><u>6 industrial units with associated parking</u></b> – 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 Neighbourhood Plan Policies OL1, OL2, H1, H3, WS2, WS7, GA1, EH3 and D1.  <b>RESOLVED: Recommend Refusal</b></p> <p><b><u>Bembridge Marina Demolition of harbour office outline for terrace of 5 houses terrace of 3 houses</u></b> – 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.  <b>RESOLVED: Recommend Refusal</b></p> <p><b><u>Floating shower and toilet facilities</u></b> –  <b>RESOLVED: Recommend Approval</b></p> <p><b><u>Associated parking</u></b> –  Improved entrance and exit. Moved into the land owned by Mr Thorpe and not RSPB.  <b>RESOLVED: Recommend Approval</b></p>		
<a href="#">TCP/02856/H - P/00394/15</a>	Bembridge Boatyard Embankment Road Bembridge Isle Of Wight PO355NR	Outline for 20 yachtsmans lodges with boat storage on ground floor and office and leisure use on first floor
<p>The development exceeds the 1000m<sup>2</sup> floor space category and is not small scale development as per BNDP OL1. Concerns that first floor will be changed to residential from B1a use under permitted development rights. The area has been designated within the Neighbourhood Plan as Embankment Industrial Zone which doesn't support residential properties therefore conditions would be required to control this.</p> <p>The beach huts shown at Seaview have 16 conditions on them including restricted times of use, no use after 11pm or before 6am and no use between 1<sup>st</sup> October and 31<sup>st</sup> March. There are too many lodges within the site and needs to be drastically reduced. Access a major problem onto Embankment Road.</p> <p>Contamination a problem on this site, with mention of asbestos in the area. Insufficient information included on ecological situation as the site is sensitive and adjacent to SSSI, SPA, SAC, Ramsar and Conservation Area. Potential pollution of the marshes adjacent area is a worry. Drainage is suggested via a soakaway for excess surface water but the top layer is</p>		

permeable and the underneath layer impermeable therefore it could disperse into the harbour or marshes. Site within flood zone 3.

The application is overdevelopment contrary to Neighbourhood Plan Policies OL1, GA1, WS2, EH1, EH3, D1 **RESOLVED: Recommend Refusal**

<a href="#">TCP/09917/C - P/00733/15</a>	78 Foreland Road Bembridge Isle Of Wight PO355UD	Householder Application Demolition of conservatory and side/rear extensions single storey side/rear extension to provide additional living accommodation to include dormer window on rear elevation and accommodation within roofspace
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Well screened from the road so not over dominant on the street scene. No other concerns.  
**Recommend Approval**

<a href="#">TCP/14532/D - P/00808/15</a>	54 Steyne Road Bembridge Isle Of Wight PO355SL	Proposed detached dwelling with parking
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Application was approved by appeal in 2012 but has now changed design and BNDP now in existence.  
Surface water drainage for the access not clear. Is a back land development. Character out of keeping with the street scene. Lack of visibility splays. How would the condition of 1m hedge or boundary be enforced on the property fronting the road? Contrary to BNDP D1 and Island Plan DM2

**Recommend Refusal**

<a href="#">TCP/15658/C - P/00715/15</a>	Wray House Swains Road Bembridge Isle Of Wight PO355XR	Demolition of porch single/two storey side extension and single storey rear extension to provide additional living accommodation
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Cllr Pigot declared an interest

Over development of the size, mass and scale. Extension too close to site boundary. Does not enhance the character of the local area. Complicated roof structure. Over dominance of the street scene. Contrary to Neighbourhood Plan Policies D1 and D2.

**Recommend Refusal**

<a href="#">TCP/16016/A - P/00774/15</a>	76 Foreland Road Bembridge Isle Of Wight PO355UD	Demolition of side extension alterations two storey side extension to provide additional living accommodation
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Extension up to site boundary and does not sit well with the street scene. Not out of keeping with the street scene though concerns as to the size of extension.

**No Objections**

<a href="#">TCP/32178/A - P/00761/15</a>	113 High Street Bembridge Isle Of Wight PO355SF	Householder Application Demolition of conservatory single storey rear extension to enlarge kitchen (revised scheme)
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Now has a pitched roof. Modest extension.

**Recommend Approval**

<a href="#">TCP/32337 - P/00837/15</a>	1 Foreland Road Bembridge Isle Of Wight PO355XN	Alterations and single storey rear extension to enlarge salon and provide staircase extension at first floor level to provide residential unit to include dormer windows on front elevation
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In a conservation area. No parking for accommodation as per BNDP GA1. Major change to an old building. Out of character and over development of the site. Support the increase of employment and have no problems with the changes to the salon.

**Split Decision:**

**Recommend Approval** for the enlargement of the salon as per BNDP WS4 and WS5

**Recommend Refusal** for first floor extension as contrary to BNDP EH1, EH2, GA1 and D1

<a href="#">TCP/32341 - P/00866/158</a>	Woolverton, Dennett Road, Bembridge, Isle of Wight, PO35 5XF	Demolition of shower and wc; single storey side/rear extension to provide kitchen, hall and shower room
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Cllr Pigot declared an interest.

Extension large but not imposing on the street scene. In a conservation area.

**Recommend Approval**

**5. To note planning decisions have been received from Isle of Wight Council for the period 4<sup>th</sup> and 24<sup>th</sup> July 2015.**

P/00607/15	Curlew, Swains Lane, Bembridge	Lawful Development Certificate for proposed pitch roof to replace existing flat roof	Not consulted	Granted 10/07/2015
<a href="#">TCP/02252/F</a> <a href="#">- P/00621/15</a>	101 Howgate Road Bembridge Isle Of Wight PO355TW	Demolition of existing detached chalet bungalow and associated outbuilding proposed chalet bungalow and detached garage/workshop	Approved	Granted 17/07/2015
<a href="#">TCP/27676/A</a> <a href="#">- P/00125/15</a>	East Cliff Cottage Love Lane Bembridge Isle Of Wight PO355NH	Householder Application Extension at first floor level on south elevation to provide ensuite facilities to existing bedroom	Refuse	Granted 17/07/2015
<a href="#">TCP/32273 -</a> <a href="#">P/00557/15</a>	Cliff Cottage Love Lane Bembridge Isle Of Wight PO355NH	Demolition of dwelling replacement dwelling	Approved	Granted 17/07/2015

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

A notification has been received from the Isle of Wight Council that they give consent for works on T1 and T2 Beech trees at **2, Cavendish Close, Foreland Road**. Consent to lift the canopy to 5 metres to the North West and cut back the branches by 1 metre to the North West.

A notification has been received from the Isle of Wight Council that they give consent for works on T1 and T2 Holm Oak trees at **The Red House, 76 Meadow Drive**. Consent to crown clean the 2 trees, removing dead, dying and dangerous branches. The crown of both trees can also be raised to 3 metres; pruning cuts must be made to strong growth points.

A notification has been received from the Isle of Wight Council that they give consent for works on T1 and T2 Holm Oak trees at **Woodstock, 2 Norcott Drive**. Consent to remove the lowest eastern branch of the Holm Oak overhanging the neighbouring property and the remaining crown can be lifted to 4 metres and overextending branches reduced back into the major canopy. Reduction of the overextended branches back to strong growth points and balance where required.

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

Confirmed as 1<sup>st</sup> September 2015 at 6.00pm, the Village Hall, Small Hall, High Street, Bembridge.

Meeting Closed: 7.00pm

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