



BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,
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Minutes of the Planning Committee meeting held at 6.00pm on 7th July 2015 in the Village Hall, Small Hall High Street

PRESENT: Cllr D Grannum (Chairman), Cllr S Pigot, Cllr M Tarrant, Cllr B Dyer, Cllr C Doe, Mrs E Goldring (Clerk) **PUBLIC:** 3

PUBLIC FORUM: Agent for 101 Howgate Road offered to answer any questions.

Mrs Wills advised that Darrel Clarke is going to be interviewing 20 of those who submitted witness statements about BB10. A copy of the letter would be dropped into the Parish Office.

- To receive apologies for absence.**
Apologies received from Cllr Gordon Kendall.
- To receive any pecuniary or other interests relating to items on the agenda.**
None received.
- To receive for approval minutes of the meeting held on 16th June 2015.**
RESOLVED: Approved minutes of the meeting held on 16th June 2015. The minutes were duly signed by the Chairman.
- To consider planning applications advertised from the 6th to 26th June 2015.**

TCP/02252/F - P/00621/15	101 Howgate Road Bembridge Isle Of Wight PO355TW	Demolition of existing detached chalet bungalow and associated outbuilding proposed chalet bungalow and detached garage/workshop
Concerned about the height relative to the neighbours. The agent confirmed the apex is 2 inches higher than the neighbours but the roofline and ridge height are the same. Excellent designs fits well within the plot. What is the need for the toilet within the double garage? Seek reassurance this will not become a separate accommodation. The agent confirmed that the double garage will be used as an art studio and workshop for hobbies. RESOLVED: Recommend Approval		
TCPL/01047/D - P/00720/15 LBC/01047/D - P/00720/15	49 High Street, Bembridge, PO35 5SE	Proposed outbuilding & LBC
Application states replacement outbuilding but the current building has already been demolished. Cannot be seen, is a reasonable development and wont spoil the listed building. RESOLVED: Recommend Approval		
TCP/21384/M - P/00639/15	Land adjacent to Steyne House, Steyne Road, Bembridge, PO35	Increase in height of existing mast to 26m; replacement of 6 antennas; installation of 2 new dish antennas; ancillary works
Increase in height to get above the trees to gain a good mobile phone signal. Welcome the improvement to the service. It may be seen by the village, is not attractive but is necessary. RESOLVED: Recommend Approval		
TCP/11680/F - P/00653/15	64 Steyne Road, Bembridge, PO35 5SL	Demolition of dwelling; proposed detached dwelling

The site is a mess. Very much against this piecemeal approach. Semis at 62 Steyne Road have been approved. Outline permission for 4 dwellings on La Chauimere have been approved. There are no visibility splays onto Steyne Road. Car are already parked both sides and it is dangerous to pull out onto the road. Additional traffic should not be allowed to use this site. 64 Steyne Road is understood to have never been occupied. Currently no uniform design.

The design and access statement doesn't seem to coincide with the inspectors appeal report who would expect to see bungalow built on the La Chauimere site not large 3 bedroom houses. Support from Avalon is a biased view. Do not feel that the points within the inspectors report have been addressed. **RESOLVED: Recommend refusal due to scale, mass and contrary to BNDP D3.**

5. To note planning decisions have been received from Isle of Wight Council for the period 5th to 19th June 2015.

TCP/23262/A - P/00463/15	40 Downs View Road Bembridge Isle Of Wight PO355QT	Householder Application Proposed single storey extension on side elevation to form additional living accommodation	Approved	Granted 12/06/2015
TCP/32249 - P/00447/15	section of beach rear of East Cliff Love Lane Bembridge Isle Of Wight PO35	Refurbishment of 2 timber pole groynes	Approved	Granted 19/06/2015
TCP/04935/G - P/00474/15	88 High Street Bembridge Isle Of Wight PO355SF	Householder Application Proposed single storey extension on front elevation to enlarge kitchen	Approved	Granted 12/06/2015
TCP/17577/S - P/00274/15	Bembridge Point off Embankment Road Bembridge Isle Of Wight PO35	Variation of conditions 1 and 2 on P/00797/14 TCP/17577/R to extend the time limit up to 31st December 2019 and to extend the hours of operation to start at 0500 on specific dates	Refused	Granted 19/06/2015

6. To receive correspondence concerning planning matters.

A notification has been received from the Isle of Wight Council that confirmation of TPO's at **School Site, Steyne Road, Bembridge** has been confirmed following weighing up the objection and visiting the site.

Changes to the Planning Service

Cllr Barry Dyer and Emma Goldring Clerk attended a meeting at County Hall to hear about the changes to the Planning Service from Wendy Perera Head of Planning, Cllr Paul Fuller Executive Member for Planning and Licensing and Cllr Julia Baker-Smith Chairman of IWC Planning Committee.

A stringent restructure has taken place and the new structure will commence on 1st July. The new structure is 4 multi-disciplinary teams with a combination planning, policy and enforcement officers. They aim for consistency and the officer that provides the pre-application advice will deal with the planning application when it comes in through to compliance and enforcement. The administration is the biggest change due to staff reductions.

We will still receive the weekly press list (and it will still be placed in the county press) and weekly decision notices by email. Neighbour notifications will change to meet the statutory requirements only. Public speaking will stay the same. Comments must be submitted online are there is no assurance that email or letters will be logged on time. The Planning Reception desk at Seaclose will go and no drop in service will be available. A pre-booked appointments system will be run to meet with the Planning Service.

The IWC Planning Committee has changed the cycle of its meetings from 4 weeks to 6 weeks and this has increased the caseload. They are pleading with us to use the member 1b process to their advantage to reduce the amount of applications going to committee.

There is only 1 full time equivalent Enforcement Officer. Planning Officers are now expected to carry out enforcement of their own applications. However they stated that priority 1 and 2 cases would be perused. There is a definition contained in the IWC Enforcement Policy.

A Planning Seminar is being organised by IWC in the autumn for Isle of Wight and Parish and Town Councillors to focus on Sec 106, the 1b process and enforcement. IWC are currently writing a policy for sec 106 agreements and will seek more involvement for Parish & Town Councils.

IWC are also investigating the legal issues surrounding devolvement of decision making to the larger Parish and Town Councils as this in on the horizon.

Emma said that she had heard IWC were going to tender for a consultant to process their householder applications and ask IWALC to appoint a Planning Advisor for Parish & Town Councils. Wendy said this was not the case and they have never approached IWALC. However Paul Fuller kept referring to the need to use consultants more. How can the Planning Service run at the same capacity with this level of reduction in staff? The last statement says it all really that devolvement of decision making is on the horizon.

Emma Goldring Clerk spoke with Taunton Deane who has devolved planning decision making to 3 of its 52 Parish Councils. A district Planning Officer makes a recommendation to the Parish Planning Committee and attends each meeting to advise. The registration of applications and income fees are still processed by the District Council. There was one case that the Parish Council went against the officers recommendation, it then went to appeal and was upheld by the Planning Inspectorate. If they had claimed costs they would have expected the Parish Council to pay those costs. This is the risk associated with decision making powers. Also enforcement powers had been retained by the District Council because they couldn't make the Parish Council the Local Planning Authority. Correspondence receive from Newport Parish Council suggests that they would not volunteer to take on decision making.

Following this meeting a consultation was issued. The main change at this time is the withdrawal of paper copies of planning applications from September IWC expects Parish & Town Council to work electronically. This would mean the need for a laptop and projector to show the plans at meetings. However it was felt that this would extend the meeting times unnecessarily and take away the ability for the Councillors and public to view the plans prior to the meeting. Upon reviewing the applications over the past year 72 applications have been received of which 8 were complex. IWC has confirmed that they will continue to provide paper copies for major application. The definition of a major application is

- The number of dwelling houses is 10 or more
- The floor space being proposed is 1000m² or more
- The site area is 1ha or more

Looking back at the past years applications 3 would have been classed as major.

The Parish Office has the capacity to print A4 and A3 in colour. 3-4 planning applications are received on average every fortnight. Therefore it was felt this could be accommodated within the current resources. The printing contract costs would increase approx. £500. 4 quotes have been obtained from printing firm for A2, A1 and A0 sized plans. IOW Printing has come in the cheapest as it includes carriage/delivery.

Therefore it is recommended that the Parish Council print the plans from September onwards and make a judgement if bigger plans are required from IOW printing.

RESOLVED: From 1st September 2015 the Parish Office to print all planning applications and use IOW printing for larger plans as required. Use of our own Planning Consultant will be considered at the next Finance & Staffing Advisory group meeting when comparative quotes will be available.

7. To confirm date of next meeting

Confirmed next meeting as 21st July 2015 at 6.30pm

Meeting Closed: 6.50pm

Signed: Dated:.....