



# BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,  
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## Minutes of the Planning Committee meeting held at 6pm on 7<sup>th</sup> June 2016 in The Village Hall, Small Hall

**Present:** Cllr D Grannum (Chairman), Cllr B Dyer, Cllr M Tarrant, Cllr S Pigot, Mrs E Goldring (Clerk) and Mrs J McDade (Asst Clerk) **Public:** 4 members

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

Apologies received from Cllr Kendall, holiday

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

Cllr Dyer has personal interest in Grove House application, son-in-law and Beach Side application, neighbouring property. Cllr Pigot has personal interest in 5 Kings Road application.

**3. To receive for approval minutes of the meeting held on 17<sup>th</sup> May 2016.**

**RESOLVED:** Approved minutes of the meeting held on the 17<sup>th</sup> May 2016 and duly signed by the Chairman

**4. To consider planning applications advertised from the 7<sup>th</sup> to 27<sup>th</sup> May 2016.**

Application	Relevant Policies considered	Discussion	Recommendation
<a href="#">TCP/22885/D - P/00484/16</a> Paddock View Foreland Fields Road Bembridge Isle Of Wight PO355TP	BNDP: D2	Inadequate plans. What is the black shape shown by the chimney? No problems with the application but would like clarification of the black shape on the plan.	<b>RESOLVED:</b> Recommend Approval with clarification of black shape on plan
<a href="#">TCP/28348/F - P/00573/16</a> Beach Side Beach House Lane Bembridge Isle Of Wight PO355TA	BNDP: D2	Have noted the concerns of the tree officer, but the tree is the other side of the garage to be built on and well established.	<b>RESOLVED:</b> Recommend Approval
<a href="#">TCP/32634 - P/00583/16</a> 72 Steyne Road Bembridge Isle Of Wight PO355SL	BNDP: D2	Could be considered over development of the site and does include a flat roof, but it is a large site, not seen from the street and there is already a flat roof the other side of the building so is in keeping with the property.	<b>RESOLVED:</b> Recommend Approval
<a href="#">A/01916/A - P/00601/16</a> Grove House Sherborne Street Bembridge Isle Of Wight PO355SB	BNDP: WS4	This is not a neon light but a LED strip light. Would prefer if it was on a timer as per the Co-Op.	<b>RESOLVED:</b> Recommend Approval with the condition it is switched of 10pm. 2 For 1 Against 1 Abstention

<a href="#">TCP/27651/B - P/00620/16</a> 5 Kings Close Bembridge Isle Of Wight PO355NX	IP: DM2 BNDP: D1, D2, EH1	Christine Grant – height of roof out of keeping with neighbouring properties and street scene. These will set a precedent for development of these properties and change the character of the area.  Out of keeping with the area. A delightful row of cottages would be ruined by this addition and a precedent set for further extensions. Out of character and would spoil the street scene. Contrary to policies D1, D2 and EH1	<b>RESOLVED:</b> Recommend Refusal as contrary to policies IP DM2 and BNDP D1, D2 and EH1
<a href="#">TCP/32643 - P/00599/16</a> The Nab House Beach House Lane Bembridge Isle Of Wight PO35	BNDP: D2	No concerns over new roof, unsure why it needs planning permission	<b>RESOLVED:</b> Recommend Approval
<a href="#">TCP/23653/C - P/00615/16</a> Balure Ducie Avenue Bembridge Isle Of Wight PO355NE	BNDP: D1, D2	Plans unclear with different directions on existing and proposed. Need to see like for like scene on plans	<b>RESOLVED:</b> Defer until we receive like for like plans
<a href="#">TCP/32653 - P/00679/16</a> 29 Downs View Road Bembridge Isle Of Wight PO355QT	BNDP: D2	Policy D2 of the NDNP states new extensions must not have a flat roof unless it is out of character with existing building. In this particular case we could say that whilst policy D2 of BNDP states that a flat roof is not generally supported, in this case it would not be out of place and therefore approval of the scheme is recommended.	<b>RESOLVED:</b> Recommend Approval
<a href="#">TCP/32654 - P/00490/16</a> land adjacent 1 Sandpipers Bembridge Isle of Wight PO355TY	BNDP: D1, D3	Infill property similar to neighbours. No concerns	<b>RESOLVED:</b> Recommend Approval

#### 5. To note planning decisions from Isle of Wight Council for the period 7<sup>th</sup> to 20<sup>th</sup> May 2016

<a href="#">TCP/18475/B - P/01015/15</a>	98 Howgate Road Bembridge Isle Of Wight PO355QX	Householder Application Extension at 1st floor level to form bedroom with balcony over	Refused	Granted 13/05/2016
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#### 6. To receive correspondence concerning planning matters

- Note correspondence from Vicki Kemp, IW Planning regarding 7 Tyne Walk. Recommend refusal still stands as its overdevelopment.
- Tree work consent from the IWC for works at 3 The Orchards, Swains Road. Consent to fell walnut tree to near ground level.
- Following meeting with Cllr Jonathan Bacon, Wendy Perera and Mike Gildersleeves this morning at County Hall:- The main purpose of the meeting was to discuss the application for land adj to Popes Cottage, Steyne Road 9 units. They are recommending approval and it's going before IWC Planning Committee on 5<sup>th</sup> July. We raised concerns about the safety and maintenance of the attenuation pond,

adjacency to the settlement boundary, access road, ability for further development, incorrect lay out as Steyne Road is frontage Style property, infrastructure concerns, flooding, drainage etc. They said that policy and the government's approach supports SUDS (the pond) and that the lay out would be approved because there are other elements of backland development within Steyne Road. A section 106 would ensure the delivery of the 4 affordable units and 2 self-build plots plus a SPA contribution. They said that further development to the rear of the site or off Hillway Road would not be supported as it doesn't comply with SP1. A formal management committee would have to be set up for the maintenance of the pond. Every person that submitted comments on the application will be informed of the Planning Committee and their ability to register to speak. However it would be useful if the residents got together and nominated one person to speak on their behalf. I understand that the IWC Planning Committee conducts site visits on the Friday morning prior to the committee so the local residents may wish to make their strength of feelings known.

Tyne Hall Groynes Natural England said that they are classed as replacement and therefore they do not need planning permission nor enforcement. However if any further works take place an application would be required. Peter Grimaldi told me 2 weeks ago that he was on the beach early with Nigel Bennetts doing work so Wendy has asked Russell Chick to check this.

Denise raised concerns about the coastline at Bembridge Coast Hotel and said that the manager should contact Wendy Perera as their relationship has developed over the past year with Natural England and there could be a change in position.

- Note that Barry Trapps application at Foreland Field Road was approved at the last IWC Planning Committee Meeting.

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

Confirmed 21<sup>st</sup> June 2016 at 6.30pm, the Village Hall, small hall

Meeting Closed: 6.35pm

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