



Minutes of the Planning Committee meeting held at 6.30pm on 15th July 2014 in Bembridge Village Hall, Small Hall

Present: Cllr D Grannum (Chairman), Cllr M Tarrant, Cllr G Kendall, Cllr B Dyer, Cllr C Doe and Mrs E Goldring – Clerk **Public:** 7

1. To receive apologies for absence.

Apologies received from Cllr S Pigot.

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

Cllr G Kendall, Cllr D Grannum and Cllr B Dyer declared a personal interest as they know the owner of Buskers, Heathfield Road.

3. To receive for approval minutes of the meeting held on 1st July 2014.

RESOLVED: To approve the minutes of the Planning Committee meeting held on 1st July 2014 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 20th June to 4th July 2014.

TCP/21676/D - P/00715/14	Beech House Love Lane Bembridge Isle Of Wight PO355NH	Householder Application Demolition of existing single storey extension and outbuildings proposed alterations single storey extension on side elevation and single storey extension on front elevation to form additional living accommodation garden shed
The proposed size of shed is large in comparison to the plot size. Understand it is replacing two smaller sheds but its felt that it's too large. The rest of the proposal is seen as an improvement. RESOLVED: Recommend Approval but have concerns that the proposed shed is too large.		
TCP/00918/C - P/00701/14	Buskers Heathfield Road Bembridge Isle Of Wight PO355UQ	Householder Application Extension at first floor level and replacement roof to provide additional living accommodation within roof space to include dormer windows on front and rear elevations
Roof height graduates nicely with the neighbouring properties. Ok in design terms. Note flat roof on dormers and porch. RESOLVED: Recommend Approval		
TCP/28874/B - P/00763/14	St. Veronica Lane End Road Bembridge Isle Of Wight PO355TB	Householder Application Proposed dormer window on rear elevation proposed roof light on front elevation
Window to the rear overlooks beach huts. The roof light on the front would gradually fit in. The property encourages tourism as it's a B&B. Locally listed building. Front roof light would look out of keeping and do not like the design of the rear cat slide window. 4 vote for 1 vote against RESOLVED: Recommend Approval		
PUBLIC FORUM: The agenda item states proposed application but it has already been built. How can they build it and not get planning permission. Neighbours are concerned that it is an isoar. The extension is too big for the bungalow and there is not enough garden space left for the children. The bedroom sizes are too small and its inadequate for a family home.		
TCP/31847/A - P/00649/14	17 Trelawny Way Bembridge Isle Of Wight PO355YE	Householder Application Proposed single storey rear extension to provide additional living accommodation
Concerned about the scale and mass in terms of existing building creating small bedrooms and lack of amenity space. Design must be compliant and enhance. Look at the application as if it wasn't built. If they do not get permission would have to commence enforcement proceedings to knock it		

down. Overdevelopment in terms of size in comparison to the footprint. Cannot completely ignore the fact it has been built without approval. The public haven't been given the opportunity to object. Contrary to Bembridge Neighbourhood Development Plan (BNDP) policy D2 in that the extension is not subservient in size and is therefore overdevelopment plus it has a flat roof which is also contrary to BNDP D2. **RESOLVED: Recommend Refusal**

TCP/31918 - P/00745/14	4 The Ruskins Bembridge Isle of Wight PO35 5NY	Householder Application Demolition of porch replacement porch
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RESOLVED: Recommend Approval

TCP/31919 - P/00758/14	24 Walls Road Bembridge Isle of Wight PO355RD	Householder Application Demolition of garage and conservatory two storey side extension and single storey rear extension to provide additional living accommodation and replacement garage porch
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Slightly larger than expected but no objections. New England look doesn't fit in with the neighbouring bungalows but no real concerns. **RESOLVED: Recommend Approval**

5. To note planning decisions have been received from Isle of Wight Council for the period 14th to 27th June 2014.

TCP/31862 - P/00513/14	8 Nightingale Close Bembridge Isle of Wight PO355YP	Householder Application Demolition of conservatory Proposed two single storey extension on rear elevation to form garden room on ground floor with bedroom at first floor level	Approve	Granted 20/06/2014
P/00535/14	17 Walls Road, Bembridge Isle of Wight PO355RA	Lawful Development Certificate for proposed loft conversion to provide en-suite bedroom to include dormer window on north elevation		Granted 27/06/2014

6. To receive correspondence concerning planning matters.

119 High Street is going to IWC Planning Committee on 22nd July for consideration. Ask Cllr Jonathan Bacon to represent the Parish Council with the recommendation made below.

TCP/31828 - P/00368/14	119 High Street Bembridge Isle Of Wight PO355SF	Householder Application Alterations and single storey extension on side and rear elevations to provide en-suite bedroom (revised red outline)(re-advertised application)
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The red line boundary has been changed to incorporate a garden. Unsure if the ownership has been legally changed. Previously recommended refusal due to overdevelopment and lack of amenity space. The roofline is oversized and should be subservient to the existing street scene. Still not a great deal of space surrounding the property. Contrary to Island Plan policy DM2 and Bembridge Neighbourhood Development Plan policies D1 and D2. **RESOLVED: Recommend Refusal**

SIP Stakeholder consultation response to Bill Murphy circulated to Councillors. Agree content.

7. To confirm date of next meeting

Date of next meeting is 5th August 2014 at 6.00pm in The Cloisters

Meeting Closed: 18.55

Signed:.....

Dated:.....