



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 on **15th October 2013** at **6.30pm** in the **Village Hall, Bembridge**

Present: Cllr D Grannum, Cllr G Kendall, Cllr S Pigot, Cllr P Pugh, Cllr M Tarrant, Cllr B Dyer and Mrs E Goldring – Clerk **Public:** 2 **Public Forum:** None

1. To receive apologies for absence

No apologies received all present.

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

Cllr G Kendall declared a pecuniary interest in rear of 111 Howgate as his wife is the agent.

3. To receive for approval minutes of the meeting held on 17th September 2013

RESOLVED: To approve the minutes of the Planning Committee meeting held on 17th September 2013 as a true and accurate record of the meeting. The minutes were duly signed by the Chairman.

4. To consider planning applications advertised from 7th September to 4th October 2013

TCP/04152/C - P/01221/13	land rear of 111 Howgate Road adjacent 11 Sandpipers Bembridge Isle of Wight PO35	Detached dwelling with garage vehicular access off Sandpipers (further revised scheme)
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Cllr G Kendall left the room. Open land currently filled by houses on either side. No problem with the revised application as it fits in with the character of others in the area.

RESOLVED: Recommend Approval on the condition that future permitted development rights to extend into the loft are removed.

TCP/13150/L - P/01183/13	66 Foreland Road Bembridge Isle Of Wight PO355UA	Demolition of dwelling construction of 4 detached dwellings with garages and vehicular access
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The site is garden land and not previously developed land. Under the Core Strategy policies SP1 and SP2 the proposal is required to demonstrate that deliverable PDL is not available and an identified local need is met. The application has not demonstrated either of these requirements, therefore in principle it's unacceptable.

The replacement planning permission (granted in December 2011) for 4 dwellings is still valid and does not expire until December 2014. However this was granted before the Island Plan Core Strategy was adopted. Whilst the extant consent is a material consideration, the latest application must be determined on the basis of the current development plan policies and have due regard to the up to date Bembridge Housing Needs Survey.

The application requires the removal of mature trees. Whilst the tree report states that the tree removal is virtually the same as approved under the 2011 scheme it adds that additional trees will need to be removed. It also states that some trees previously shown to be removed may now be retained, this is only temporarily. Therefore overall the proposal will lead to an increased loss of mature trees and this will have an adverse impact on the character and quality of the locality and be contrary to CS policies DM2 and DM12.

The access is on a bend and will cause increased hazard to road users in the locality. The National Planning Policy Framework also came into effect after the 2011 approval. This does not support the development of residential gardens where development would cause harm to the local area.

Concerned about garden grabbing and the local infrastructure to cope with new housing.

RESOLVED: Recommend Refusal.

TCP/00888/B - P/01171/13	Flat 1 Manna House Manna Road Bembridge Isle Of Wight PO355UY	Householder Application Alterations and conversion of garage to form kitchen conservatory on rear elevation
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The side facing window currently obscured glazed serves a kitchen. This was clearly done to prevent the overlooking of the rear garden of 2 Brynlin in Manna Road. The scheme includes converting this room into a bedroom which will not give rise to the same degree of overlooking. However a bedroom window on this elevation so close to the boundary with the neighbouring properties rear garden could give rises to loss of privacy to occupants of the bedroom and is contrary to policy DM2.

RESOLVED: Recommend Approval of extension but refuse side bedroom window with obscure glazing due to privacy of occupants and neighbours.

TCP/31623 - P/01210/13	2 Nansen Close Bembridge Isle Of Wight PO355QD	Householder Application Demolition of conservatory proposed single storey side extension to form utility and enlarge kitchen/diner
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No objections.

RESOLVED: Recommend Approval

5. To note that no planning decisions have been received from Isle of Wight Council for the period 31st August to 27th September 2013. RESOLVED: Noted no decision received.

6. To receive correspondence concerning planning matters

A notification has been received from the Isle of Wight Council that an application has been made and consent given to 15 Nansen Close for field maple and oak to be thinned by 20% to clean the crown and allow greater levels of light through. Refusal to a horse chestnut to be felled to near ground level as the tree is a key arboriculture feature of Nansen Close and as such is considered important to the character of the area.

A notification has been received from the Isle of Wight Council that an application has been made and consent given to 29 Woodland Grove for a oak tree to remove lower branches to improve the trees general form.

The Planning Inspectorate has sent through an appeal decision ref: APP/P2114/A/13/2193967 for site at 62 Steyne Road, Bembridge, Isle of Wight, PO35 5SL. The appeal is allowed and planning permission has been granted for demolition of flat roof extension, proposed pair of semi-detached, vehicular access and access road with a decision date of 27th September 2013.

La Chaumiere, Preston Road and Newlands, Northclose Road features on the Isle of Wight Council Planning Committee agenda on 22nd October 2013 for conditional permission. Cllr G Kendall will represent as local member as the Parish Council recommended refusal for both.

7. To confirm date of next meeting

Date of next meeting – 5th November 2013, 6.00pm in the Village Hall, Small Hall
Meeting Closed 6.50pm

Signed:..... Date:.....