



# BEMBRIDGE PARISH COUNCIL

The Clerk to the Council, 5 Foreland Road, Bembridge, Isle of Wight, PO35 5XN

Tel: 01983 874160 Email: clerk@bembridgepc.org.uk



## Minutes of the Planning Committee meeting held at 6.30pm on 16<sup>th</sup> December 2014 in the Village Hall, small room

**Present:** Cllr D Grannum (Chairman), Cllr B Dyer, Cllr S Pigot, Cllr G Kendall, Cllr C Doe, Mrs E Goldring (clerk) and Mrs J McDade (asst clerk) **Public:** 2 **Public Forum:** None.

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

Apologies received from Cllr Tarrant, family illness.

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

Cllr Pigot declared a personal interest in Hope Cottage as she is friends with the owner.

**3. To receive for approval minutes of the meeting held on 2<sup>nd</sup> December 2014.**

**RESOLVED:** To approve the minutes of the Planning Committee meeting held on 2<sup>nd</sup> December 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 21<sup>st</sup> November to 12<sup>th</sup> December 2014.**

<a href="#">TCP/23804/B - P/01405/14</a>	Hope Cottage Swains Road Bembridge Isle Of Wight PO355XR	Householder Application Proposed single storey extension on side elevation to enlarge kitchen
Permission required due to previous extension. Extending onto patio area. Existing extension already has a flat roof so is not contrary to BNDP. <b>RESOLVED:</b> Recommend Approval		
<a href="#">TCP/03401/1 - P/01463/14</a>	45 Foreland Road, Bembridge, Isle of Wight, PO35 5XN	Demolition of loggia; alterations; single storey rear extensions to provide living /dining/kitchen area and enlarge bedroom
Very large extension but no concerns with application. <b>RESOLVED:</b> Recommend Approval		
<a href="#">TCP/17027/A - P/01465/14</a>	Nutbourne, Lane End Road, Bembridge, Isle of Wight, PO35 5SY	Alterations and enclosure of existing open porch
Permission required due to enclosing the porch. No concerns with application. <b>RESOLVED:</b> Recommend Approval		
<a href="#">TCP/22217/A - P/01473/14</a>	Almond Cottage, Mitten Road, Bembridge, Isle of Wight, PO35 5UJ	Alterations and conversion of conservatory to form lounge and studio; single storey extension on north east elevation to enlarge kitchen
Conservatory being replaced. No concerns with application. <b>RESOLVED:</b> Recommend Approval		

**5. To note planning decisions have been received from Isle of Wight Council for the period 22<sup>nd</sup> November to 5<sup>th</sup> December 2014.**

<a href="#">TCP/07237/E - P/01232/14</a>	117 High Street Bembridge Isle Of Wight PO355SF	Householder Application Alterations and single storey front/side extension to convert existing playroom into en-suite bedroom (revised scheme)	Refuse	Granted 28/11/2014
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<a href="#">P/01238/14</a>	Whitecliff Bay Holiday Park Ltd, Hillway Road, Bembridge, Isle of Wight PO35 5PL	Lawful Development Certificate for proposed use of land for siting of holiday caravans, dor mobiles and tents within the site boundary marked red on plan number 2828/800 for use as holiday accommodation for 12 months of the year in accordance with planning permission number P/01141/12	LDC	Granted 05/12/2014
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## 6. Enforcement Issues, update from meeting on the 9<sup>th</sup> December

CLlr Kendall, Cllr Dyer and Mrs Goldring attended a meeting at the IWC Planning department with Dawn de Vries and Linda Allen on 9<sup>th</sup> December and the following update followed:

### The Point, off Embankment Road

Dawn has been liaising with Paul Stack who is Bennett's agent. They have included a blue outline addition to the planning application which is the access road. This ensures that they can enforce the condition that the access road is maintained. They are also rewriting the previous conditions to ensure that again they are enforceable and easy to interpret. There would be no works outside of periods 7.00am-6.00pm Mon-Fri and 7.00-1.00pm Sat with no works on a Sunday or bank holiday. This means that if Bennetts enter or exit their compound outside of these times they are breaching their planning permission.

The issue we have is that plant is being located outside of the compound. If they turned up to the site with a digger on the back of a lorry and drove it to the beach outside the compound this is not enforceable. However they have said that plant including the herras fencing must be kept inside the compound and Linda is enforcing this as there is a crawler digger located there. Lorries are allowed outside the compound as the use of that land is a car park. The other issues that require enforcement are the dumping of piles of chalk etc. as the only materials allowed on site are those dredged from the harbour.

The application will be given for a 3 year period not 1 year as it was previously. (It used to be limited to a 1 year period as they also had a planning application for dredging the channel which was outside of the area defined in the Harbour Act sec 16. But when this was challenged by an appeal in 2009 the area that they were dredging fell within the Harbour Act area and didn't require a planning application).

The Planning Committee on Tuesday need to make a decision if they recommend approval or refusal as the decision will be made by the 1B process. This mean the local members Gordon and Jonathan will be asked their opinion of the application and Gordon will support the Planning Committees decision. If this goes against the officer's recommendation or the local members ask it can go to IWC Planning Committee.

Bennetts have to work with the tides and would also have to close of the beach to the public if driving dredgers later in the morning. The Harbour does need regular dredging or problems would arise. Uncertain as to who owns the car park, though believe Bennetts are responsible for maintaining the road.

**RESOLVED:** Recommend Approval of the application with the revised conditions and enforcement of the compound. 3 voted in favour. Cllr Kendall and Cllr Grannum abstained from voting.

### Tyne Hall break water

The conclusion that has been made by Linda Allen and her senior officer Jean Chambers is that the footpath is passable and as wooden stakes have been installed alongside the existing concrete breakwater no further action will be taken and no need for a planning application. However if they had attended an accompanied visit as requested at High tide they would have seen the area is NOT passable and concrete has been moved which has extended the breakwater to create this situation and should require a planning application.

Peter Grimaldi has more plans for this area and has requested a site visit from Russell Chick Planning Officer to discuss these on 12<sup>th</sup> Jan. The Clerk is going to write to Russell and include the photographs of the area and ask that a retrospective application is made for these works too. This seems ludicrous that Bembridge Coast Hotel had to apply for Planning Permission and jump through hoops because of the special designations of the area but this requires none?

See the email below from Linda this morning. I don't recall that the Parish Council has been approached by Peter Grimaldi for the support he portrays to have from us.

*'I refer to your complaint regarding the renewal of breakwater on the foreshore at Tyne Hall. I have met with the Rights of Way Officer on site when we walked the line of the public footpath.*

*It appeared to us that timber posts had been vertically inserted into the beach to reinforce existing concrete groins which appeared to be breaking up due to adverse weather conditions over the years. We also noted that there was evidence of old timbers in the area adjacent to the concrete groins. Although the public footpath was very uneven, he was satisfied that the installation of the posts had not rendered the public footpath impassable at high tide. He has written to the owner, Mr Grimaldi, suggesting improvements, but that he would be taking no further action.*

*Although it could be argued that a technical breach of the Town and Country Planning Act 1990 has occurred by the installation of the timber posts above the mean low water mark, it would be inexpedient to pursue further action.*

*I can confirm however that the owner has requested a site meeting with his advisor Professor Robin Mac Innes, Russell Chick and Darrel Clarke, to discuss the works already carried out and any future plans he may have to stabilise the area, with a view to the submission of a planning application. This has been arranged for the week commencing 12 January 2015. In his email to me he also stated: "I would like to assure you that I have been in touch with EN, Bembridge Parish Council, and Mr Charlie Preston, who owns the Lord-of-the Manor rights to that part of the fore-shore. All seem to be supportive of what I am trying to achieve."*

*At our meeting yesterday you did not mention that Mr Grimaldi had been in contact with you, so I would be grateful if you could confirm whether in fact he has discussed the matter with you, and whether he has the support of the Parish Council.'*

The Parish have not supported these works. Planning has looked at the wrong area on the beach, which now cannot be walked at high tide. The 'existing concrete groins' have been moved into position recently to secure the new timbers. As no planning permission was sort English Nature was not consulted on this addition to the beach front as they were with Warner's Hotel applications for the same beach constructions. Cllr Kendall will speak with Paul Fuller Executive Members for Planning at Isle of Wight Council.

The residents of Eastcliff wish to repair coastal defences below their property and will be seeking planning consent and consent from the Marine Management Organisation, and are happy to talk through their plans with the planning committee.

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

A notification for tree work consent on a Maple tree which is to be felled to near ground level at **Hill Corner, Kings Road, Bembridge** was received on 2<sup>nd</sup> December 2014.

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

Confirmed next meeting on 6<sup>th</sup> January 2015 at 6.00pm. This agenda will include the application for 13 houses on the former Bembridge C of E school site off Steyne Road.

Meeting Closed: 6.50pm

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