



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 **4th February 2014 at 6.00pm in the Village Hall, Bembridge**

Present: Cllr D Grannum, Cllr G Kendall, Cllr P Pugh, Cllr M Tarrant and Mrs E Goldring –
Clerk Public: 1 Public Forum: None.

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

No interests declared.

3. To receive for approval minutes of the meeting held on 21st January 2014

RESOLVED: To approve the minutes of the Planning Committee meeting held on 21st January 2014 as a true and accurate record of the meeting. The minutes were duly signed by the Chairman.

4. To consider planning applications advertised 11th to 28th January 2014

TCP/01786/E - P/01611/13	Hillway Corner House Hillway Road Bembridge Isle Of Wight PO355PN	Householder Application Proposed detached garage/workshop with store within roof space
<p>The proposed building would be larger than the house it serves and is excessive in size and mass for an ancillary building. Its design, size and position would make it easy to convert into a separate dwelling. It would be an unacceptable encroachment into the rural landscape, resulting in adverse qualities of the locality. Contrary to Planning policies DM2, DM12 and SP5.</p> <p>RESOLVED: Recommend Refusal</p>		
TCP/31737 - P/01603/13	15 Lincoln Way Bembridge Isle Of Wight PO355QJ	Householder Application Single storey rear extension to enlarge kitchen and lounge
<p>Concerns were raised that the design is poor being boxy and flat roofed. It will only be a small distance from the boundary with the next door property 13 and potentially over dominant. Uncertain that the concerns raised are material enough to recommend refusal.</p> <p>RESOLVED: No decision taken although raises concerns.</p>		
TCP/31654 - P/01343/13	Vectis Lodge Kings Road Bembridge Isle Of Wight PO355NB	Householder Application Demolition of extension single storey extension on rear elevation to enlarge kitchen and alterations to first floor windows on rear elevation to form juliet balconies in connection with conversion of Vectis Lodge and Shorelands to create a single dwelling (Revised)
<p>Conflicting views of Councillors expressed as follows:- Vectis Lodge has looked shabby for many years against Shorelands. These properties were originally one therefore they are reverting back. Think it would improve the approach into Bembridge.</p> <p>The application will result in the net loss of a dwelling within the settlement boundary contrary to policy SP2 of the Island Plan. The cumulative impact of combining the two dwellings into one plus a large extension will result in an extremely large dwelling out of keeping with the surrounding dwellings contrary to policy DM2 of the Island Plan. The design in particular the window treatment of the proposed extension is inappropriate for a conservation area contrary to policy DM11 of the Island Plan. The building is highly</p>		

visible from the harbour and clearly shown in Victorian and Edwardian prints, the extension would be completely out of keeping with the prominent and significant Bembridge building and the aspect when viewed from the harbour. In addition the extension would create a large expanse of flat roof with two Juliet balconies opening onto it and therefore easily temptingly capable of use as an upper terrace, which would be inappropriate with its surroundings and location. Recommend refusal contrary to Island Plan policies DM2, DM11 and SP2. The recommendation for refusal was not supported.

Recommendation for approval with conditions attached was put forward but not supported.

RESOLVED: No decision taken although raise concerns about the loss of a dwelling within the settlement boundary and the revised plan is not sympathetic to the existing building. Do not favour Juliet balconies and would prefer to see windows that are in keeping with existing building.

5. To note planning decisions received from Isle of Wight Council for the period 4th to 28th January 2014

TCPL/02399/Z - P/01381/12	8 Northwells Ducie Avenue Bembridge Isle Of Wight PO355NF	Householder Application Retention and completion of flue and associated works	Conditional approval 23/10/2012	Granted 10/01/2014
LBC/02399/Y - P/01208/12	8 Northwells Ducie Avenue Bembridge Isle Of Wight PO355NF	LBC for retention and completion of flue and associated works	Conditional approval 23/10/2012	Granted 10/01/2014
TCP/31684 - P/01317/13	1a Woodland Grove Bembridge Isle Of Wight PO355SG	Householder Application Proposed extension at first floor level of garage to provide en-suite bedroom	Approval 17/12/2013	granted 17/01/2014
TCP/04501/A - P/01453/13	Cool House Bembridge Boarding Campus for Ryde School Hillway Road Bembridge Isle Of Wight PO35 5PH	Alterations to and conversion of loft space of existing building including 3 dormer windows on south elevation and 1 dormer window on north elevation and a two storey linked extension to provide additional boarding accommodation	Refusal 17/12/2013	Refused 17/01/2014
TCP/14610/C - P/01118/13	Wentwood Hillway Road Bembridge Isle Of Wight PO355PJ	Householder Application Demolition of lean to extension conservatory toilet and store two storey side extension to provide lounge and porch on ground floor with bedroom over and en-suite bedroom within roof space to include dormer window on rear elevation single storey rear extension to provide utility and wc	Approval 17/12/2013	granted 17/01/2014
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	Approval 15/10/2013	granted 17/01/2014

6. To receive correspondence concerning planning matters

A notification has been received from the Isle of Wight Council that an application has been made by Gainsborough Court, Lane End Road, Bembridge and a split decision issued. Consent has been given for the Ash and Cypress trees to be felled to near ground level as the trees are too close to the property. Refusal to the Oak tree to reduce the canopy volume by 30% to good growth points, crown life to 4 metres over the driveway and halo tin the Oak has been stated. This tree is important to the character and amenity of the surrounding area and the work described would be detrimental to these factors.

A notification has been received from the Isle of Wight Council that the TPO at land adjacent to 2 Harbour Strand, Embankment Road for the macrocarpa tree to the North West has been confirmed on 24th January 2014.

A notification has been received from the Isle of Wight Council that an application has been made by the Parish Council and consent given for Land adj 2 Harbour Strand, Embankment Road, Bembridge. Macrocarpa tree to remove four damaged limbs, tip reduce the overextending branches and prune back the lower branches by 1-1.5 metres. Monterey Cypress tree to remove a trunk that hands towards toilet building plus one broken hanging limb tip reduction of overextending branches and prune back the lower branches by 1-1.5 metres. To make the trees safe and reduce the chance of later collapse. Island Roads have been asked to undertake the works as these trees fall within their remit. A response is yet to be received so Island Roads will be chased.

7. To confirm date of next meeting

Date of next meeting – 18th February 2014, 6.30pm in the Village Hall, Small Hall

Meeting Closed 6.25pm

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