



# 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 5<sup>th</sup> March 2013 at 6.00pm in the Village Hall, Bembridge.

**Present:** Cllr D Grannum, Cllr G Kendall, Cllr S Pigot, Cllr J Leaver, Cllr M Tarrant, Cllr R Marr and Mrs E Goldring – clerk

**Public:** 5

**Public Forum:**

Mr Vigor raised a query regarding Devonshire House, 69 High Street, Bembridge. It is being advertised for holiday lets but does it have the appropriate planning permission? Also the chalet in the rear garden has been moved to comply with planning but is this going to be used for holiday lets? The clerk would liaise with planning and provide a response to Mr Vigor.

Business Owner of 4 High Street spoke on the item on the agenda. Business is not viable as a deli in its current form; takings down 50% over past 2 years. Will still sell deli products remove large chillers and accommodate more seating. Extend into evening entertainment of food and drinks and coffee shop in daytime. Questions were answered throughout the agenda item.

- To receive apologies for absence.**  
No apologies received all present.
- To receive any pecuniary or other interests relating to items on the agenda.**  
Cllr J Leaver declared a personal interest in Bembridge Windmill as he is a volunteer.
- To receive for approval minutes of the meeting held on 19<sup>th</sup> February 2013.**  
**RESOLVED:** To approve the minutes of the Planning Committee meeting held on 19<sup>th</sup> February 2013 as a true and accurate record of the meeting. The minutes were duly signed by the Chairman.
- To consider planning applications advertised from the 9<sup>th</sup> to 22<sup>nd</sup> February 2013.**

<a href="#">A/02188/C-P/00145/13</a>	Lloyds Bank Plc 2 High Street Bembridge Isle Of Wight PO355SD	2 x illuminated lettering signs 6 x illuminated window light strip 1 x illuminated projecting sign 1 x non-illuminated window vinyl non-illuminated name plate
The Village Design Statement (VDS) states 'The Parish Councils approach which has been upheld by the Isle of Wight County Council is that any illumination of signage on premises shall be spot lighting, or similar, shining onto facia rather than by internal illumination or strip lighting'. This application is contrary to the VDS, not making a positive contribution to the Conservation Area and no demonstrate able need other than a corporate make over.		
<b>RESOLVED: Recommend Refusal</b>		

<a href="#">TCP/07759/F - P/00162/13</a>	4 High Street Bembridge Isle Of Wight PO355SD	Alterations and change of use from delicatessen (Class A1) to restaurant and coffee shop (Class A3)
<p>The Village Design Statements (VDS) states 'Where new businesses have moved in the frontages have been retained and this should apply to any future planning'. Concerned about the last night opening with bar license and the possibility of customers spilling out onto the street. Cannot see this being a viable proposition and will add to the stock of restaurants and eateries in the village and spread the custom. Will add to the parking problems in the High Street.</p> <p>Good to see vibrant development in the village but has not demonstrated evidence of the business need or viability of alternative retail opportunities as required by planning policy DM10. Application states currently render and brick with retention of render and brick but cannot see much of these materials remaining. Sizeable step along the front which is a trip hazard awaiting an accident. So much work has been done without planning permission therefore undermining the planning process.</p> <p>The site is in a conservation area and involves the loss of a traditional shop frontage by an out of place an unjustified folding shop door arrangement which does not positively conserve and enhance the special character of the conservation area as required by planning policy DM11.</p> <p>The application is contrary to planning policies DM10, DM11 and the VDS.</p> <p><b>RESOLVED: Recommend Refusal</b></p>		
<a href="#">TCP/24400/E - P/00138/13</a>	Former Bembridge C of E School Steyne Road Bembridge Isle Of Wight PO35	Demolition of buildings Outline for 8 detached dwellings with garages alterations to vehicular access
<p>Precious brownfield site within the settlement boundary. Application is for a mix of 3, 4 and 5 bedroom houses that IWC state is in line with planning policy DM3 of Island Plan. The local need has not been demonstrated. Disappointed that IWC sponsor a scheme without any local consultation and any thought to the provision of affordable homes. Unconvinced that access to the site is safe and practical. Visibility splays would have to be resolved before any development could take place. Application premature with the Parish Council undertaking a Neighbourhood Plan. The national expectation that the most effective use of SHLAA sites is 10 units or more and therefore this application does not make best use of the site. Alternatively could return the site to playing fields and give back to the school for use by the children.</p> <p><b>RESOLVED: Recommend Refusal</b></p>		
<a href="#">TCP/25730/C - P/00052/13</a>	Bembridge Windmill High Street Bembridge Isle Of Wight PO355SQ	Removal of existing fencing and hedging proposed fencing
<p>The applications intention is to develop better amenity value for visitors. Removal of the hedge would open up views to Nunwell House and the Marshes. Not damaging anything historic and a new hedge would grow over the years.</p> <p>Concern expressed at the loss of hedgerow and the lack of hedgerow report that should accompany the application.</p> <p><b>RESOLVED: Recommend Approval but note lack of hedgerow report</b></p>		
<a href="#">LBC/31043/L - P/00114/13</a>	Longlands Farm Sandown Road Bembridge Isle Of Wight PO355PW	LBC for repositioning of 2 approved roof lights provision of fire escape door on east elevation at 1st floor level
<p>Long history of site. Seems like a last minute thought for a fire escape. Couldn't see much change to the positioning windows.</p> <p><b>RESOLVED: No objections</b></p>		
<a href="#">TCP/24907/A - P/00053/13</a>	Owslebury Lane End Road Bembridge Isle Of Wight PO355UE	Householder Application Proposed single storey extension on front elevation to extend existing conservatory
<p>No impact on neighbours. Fairly minor alterations.</p> <p><b>RESOLVED: Recommend Approval</b></p>		

**5. Receive planning decisions from the Isle of Wight Council for the period 2<sup>nd</sup> to 15<sup>th</sup> February 2013.**

<a href="#">TCP/19842/F</a> <a href="#">- P/01916/12</a>	Evenlode Swains Road Bembridge Isle Of Wight PO355XS	Demolition of dwelling proposed detached house with detached double garage swimming pool (revised scheme)	No Objections	Granted 15/2/2013
<a href="#">CAC/16179/K</a> <a href="#">- P/01847/12</a>	1 and 2 Embankment Road Bembridge Isle Of Wight PO35	Conservation Area Consent for demolition of building in connection with construction of building to form 3 light industrial units on ground floor with 3 flats over to include balconies at first floor level and juliet balconies at second floor level on front elevation associated landscaping parking and alterations to vehicular access (revised scheme)	Approval 5-1 in favour	Granted 8/2/2013
<a href="#">TCP/16179/L</a> <a href="#">- P/01846/12</a>	1 and 2 Embankment Road Bembridge Isle Of Wight PO35	Demolition of building construction of building to form 3 light industrial units on ground floor with 3 flats over to include balconies at first floor level and juliet balconies at second floor level on front elevation associated landscaping parking and alterations to vehicular access (revised scheme)	Approval 5-1 in favour	Granted 8/2/2013

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

Anonymous letter of objection copied to Planning Committee for 4 High Street application.

A notification has been received from the Isle of Wight Council that an application has been made and refused for tree works at 11 Woodnutt Close to reduce two limes by 30% and remove one stem of another as all three trees are of high amenity value.

A notification has been received from the Isle of Wight Council that an application has been made with a split decision for tree works at Frances House, 62 Foreland Road. Consent has been given to reduce the plum tree by 3ft but refusal to remove 7 branches of the oak tree overhanging the driveway due to the high amenity value.

Response received from Planning Officer regarding Kingswood conditions imposed on the previous application were unenforceable and therefore the 12 month compliance period would bring all the conditions in line.

Longlands Farm landscape consultants confirm hedging along Sandown Road is to be replaced noted as new native boundary hedge and this will exclude the area required for sightline splays of the access road.

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

Date of next meeting – 19<sup>th</sup> March 2013, 6.30pm in the Village Hall

Meeting Closed 6.50pm

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