



# 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 6pm on 19<sup>th</sup> December 2017 in The Village Hall, Small Hall

**PRESENT:** Cllr M Sullivan (Chairman), Cllr M Donlon, Cllr S Weedall, Cllr A Hopkinson-Woolley, Mrs E Goldring (Clerk) and Mrs J McDade (Assistant Clerk) **PUBLIC:** 7

### PUBLIC FORUM

Mrs White - have owned neighbouring property 59 Foreland Road for 21 years and object to the 57 Foreland Road application because of the position of the new houses which should be in line with the street then there would be no impact. The siting of the garages is out of character with the street scene and overbearing due to the size and mass. There would be loss of light to our property. Believe it is excessive parking for this development and the pitch height is too high, is this so it can be changed to a dwelling in the future? Believe this application is contrary to BNDP GA1, EH1, D1 and D3

Mr McClean – 57 Foreland Rd would be losing bungalows and the character of the area. Believe this application is over development of the site.

#### 1. To receive apologies for absence

Apologies received from Cllr Weaver and Cllr Curtis

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

None received

#### 3. To receive for approval minutes of the meeting held on 5<sup>th</sup> December 2017

**RESOLVED:** Approved minutes of the meeting held on 5<sup>th</sup> December 2017 and duly signed by the Chairman

#### 4. To consider planning applications advertised from the 25<sup>th</sup> November to 15<sup>th</sup> December 2017

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|--|--|---|
| <a href="#">TCP/24399/E - P/01403/17</a>   | Land adjacent, Camellia House, Love Lane, Bembridge, Isle Of Wight, PO35 | Detached house; formation of vehicular access and parking area (revised scheme)   |
| <p>BNDP: D3</p> <p>Smaller build than previous application and a more appropriate size for the site. Conforms to BNDP D3</p> <p><b>RESOLVED:</b> Recommend Approval</p>  |  |   |
| <a href="#">TCP/32220/C - P/01123/17</a>   | Fovant Cottage, Sherborne Street, Bembridge, Isle Of Wight, PO355RY      | Variation of condition 5 on P/00329/15 - TCP/32220 for the window on the east elevation to remain obscured glazed but be capable of opening (revised description)(readvertised) |
| <p>BNDP: D1, D2, EH2</p> <p>Stand by our comments from previous application.</p> <p>Previous planning permission stated window must be frosted but this has been ignored affecting the neighbouring property's privacy. Room was to be a bathroom but also believe this has been changed to a bedroom, ignoring planning permission. The window should be changed to that approved in the previous planning application with the conditions imposed. This undermines the planning process.</p> <p><b>RESOLVED:</b> Recommend Refusal as contrary to the BNDP policies D1c and D2 and should have conditions from previous application enforced</p> |  |   |

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|---|--|---|
| P/01368/17  | Weavers Yard, Lane End Road, Bembridge, Isle Of Wight, PO355UE | Retrospective planning for retention of first floor office window and privacy panel   |
| <p>BNDP: D1</p> <p>Do not agree with retrospective applications. This is an upstairs office window and the privacy panel blocks any views into neighbouring properties. Conforms with BNDP D1</p> <p><b>RESOLVED:</b> Recommend Approval</p>  |  |   |
| P/01423/17  | 54 Steyne Road, Bembridge, Isle Of Wight, PO355SL              | Proposed detached dwelling (revised scheme)   |
| <p>BNDP: D1, EH1</p> <p>Long history of applications for this site though this application seems slightly smaller. Hopefully will be more affordable for younger residents. Would like to see works started on this site which is an eyesore.</p> <p><b>RESOLVED:</b> Recommend Approval</p>  |  |   |
| P/01442/17  | 5 Paddock Drive, Bembridge, Isle Of Wight, PO355TL             | Proposed single storey rear extension   |
| <p>BNDP: D1</p> <p>Small extension which should not impact on neighbouring properties.</p> <p><b>RESOLVED:</b> Recommend Approval</p>   |  |   |
| P/01465/17  | Grove Mews, Love Lane, Bembridge, Isle Of Wight, PO35          | Alterations to existing fenestration's, new roof lights, conversion of loft space to form additional living accommodation; landscape  |
| <p>BNDP: D1, EH1, EH2</p> <p>Would be the smallest property in Bembridge. Measurements are very small 1m kitchen and 4.6ft long bed? Major concern with the flue which will be an eyesore in the conservation area and the lack of parking. Neighbours would be adversely affected by the development.</p> <p><b>RESOLVED:</b> Recommend Refusal as contrary to BNDP D1, EH1 and EH2</p>  |  |   |
| P/01463/17  | 57 Foreland Road, Bembridge, Isle Of Wight, PO355UA            | Demolition of existing bungalow, chalet, open fronted garage and outbuilding; proposed 2 detached houses and detached double garage block   |
| <p>BNDP: D1, D3, EH1, EH4, GA1</p> <p>The garage would house 4 cars so is not a double garage block. Not a concern with the properties but the garage block is contrary to BNDP EH1 and D1. It is out of keeping with the street scene and the roof height would make it over dominant on the neighbouring property. Concerned that garage could be turned into a dwelling in the future due to the scale.</p> <p><b>RESOLVED:</b> Recommend Refusal as contrary to BNDP D1 and EH1</p> |  |   |
| P/01464/17  | 76 High Street, Bembridge, Isle Of Wight, PO355SF              | Demolition of existing garage; proposed side extension to include living accommodation within roofspace; demolition of front wall and replacement with 1.8m high boundary fence and 1.4m high sliding gate at the entrance (revised scheme) |
| <p>BNDP: EH1, D1, D2</p> <p>Application has been previously approved by this Planning Committee but was subsequently withdrawn. This is an improved plan with less impact on neighbouring properties. Conforms with BNDP EH1, D1 and D2.</p> <p><b>RESOLVED:</b> Recommend Approval</p>   |  |   |

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|---|--|--|
| P/01456/17  | Land adjacent 12, Foreland Fields Road, Bembridge, Isle Of Wight, PO35 | Demolition of domestic Garage; Proposed Detached Two Storey Dwelling |
| BNDP: D1, EH1   |  |  |
| Good design and will sit well within the street scene. No comments from ANOB. Conforms with BNDP D1 and EH1.<br><b>RESOLVED:</b> Recommend Approval |  |  |

**5. To note planning decisions from Isle of Wight Council for the period 25<sup>th</sup> November to 8<sup>th</sup> December 2017**

|  |   |  |          |                 |
|--|---|--|----------|-----------------|
| <a href="#">TCP/24505/A - P/01289/17</a> | 114 Howgate Road, Bembridge, Isle Of Wight, PO355QX           | Householder Application - Proposed garage  | Approved | Granted 1/12/17 |
| <a href="#">TCP/33251 - P/01235/17</a>   | 2 Brook Furlong, Bembridge, Isle Of Wight, PO355QR            | Householder Application - Single storey front porch extension incorporating W.C. | Approved | Granted 1/12/17 |
| <a href="#">TCP/32963/B - P/01116/17</a> | Capers, Foreland Farm Lane, Bembridge, Isle Of Wight, PO355TJ | Householder Application - Proposed single storey rear extension to form sun room | Approved | Granted 8/12/17 |
| <a href="#">TCP/32745/A - P/01257/17</a> | 24 Paddock Drive, Bembridge, Isle Of Wight, PO355TL           | Householder Application - Proposed orangery to rear                              | Approved | Granted 8/12/17 |

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

- IWC tree works at 47 Foreland Road. Consent to have canopy lifted over highway to 5.5m above ground level and the remaining canopy thinned canopy approx. 25-30%.
- To discuss the BNDP Annual Report - 'Overall, this annual review is encouraging insofar that it indicates continuing reference to the Bembridge Neighbourhood Development Plan whose value to Localism has been recognised. However, the BPC needs to strengthen its use of the Plan to ensure that the policies remain a key part of the planning decision making process'  
Actions needed from report:
  - are to write to Isle of Wight Council Planning asking them to be more consistent with applying the BNDP policies to applications
  - arrange training on the BNDP policies for the Planning Committee, £90 from Mrs J Kendall

**RESOLVED:** Agreed to comply with actions stated above
- Bembridge Harbour Report **APPENDIX A**

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

16<sup>th</sup> January 2018 at 6.30pm, The Village Hall

Meeting Closed: 6.35pm

Signed: .....

Date:.....