



BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,
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Minutes of the Planning Committee meeting held at 6pm on 3rd April 2018 in The Village Hall, small hall

Present: Cllr M Sullivan (Chairman), Cllr M Donlon, Cllr S Weedall, Cllr K Fagan and Mrs J McDade (Assistant Clerk)
Public: 3 members of the public

PUBLIC FORUM

Mr Thorpe – understand that the tenant has been given 3 months’ notice. While I support and encourage first class units and employment for Embankment Road, would not wish to see more containers/storage containers along the Harbour.

1. To receive apologies for absence

Apologies received from Cllr Curtis

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

Cllr Sullivan declared a personal interest in the Weavers Yard application

3. To receive for approval minutes of the meeting held on 20th March 2018

RESOLVED: Approved minutes of the meeting held on 20th March 2018 and duly signed by the Chairman

4. To consider planning applications advertised from the 10th to 23rd March 2018

TCP/05650/S - P/00264/18	Kingsmere, Lane End Road, Bembridge, Isle Of Wight, PO355TB	Demolition of cafe; replacement cafe; single storey ground floor extension and detached sun room for the existing dwelling house
<p>BNDP: D1, D2, OL1, OL2, WS7, GA1, EH1 Plans are not clear and detailed enough for such an application. Extension will impact on neighbouring properties due to overbearing size and scale, which is contrary to policies D1 and D2. The café will be reduced in size and there will be a loss of outside space, and therefore could reduce the amenity value for tourists, residents and the business. Concerned there will not be an increase in parking. This area does flood at high tide and café customers will no longer have any shelter from the winds. The sunroom is also outside the development boundary. RESOLVED: Recommend Refusal as the extension is overbearing, has an over dominant impact on the surrounding area and is out of scale with neighbouring buildings therefore is contrary to BNDP policies D1 and D2.</p>		
TCP/25715/A - P/00245/18	7 Meadow Close, Bembridge, Isle Of Wight, PO355YJ	Householder Application - Proposed orangery extension to rear
<p>BNDP: D2, EH2 This is a large extension but is not out of character with the surrounding properties and enhances the appearance, therefore conforms with policy D2. The property has enough land for the size of the extension so policy EH2 has been addressed. RESOLVED: Recommend Approval</p>		
TCP/33314/A - P/00270/18	Weavers Yard, Lane End Road, Bembridge, Isle Of Wight, PO355UE	Variation of condition 3 on P/01368/17 relating to the opening of the window
<p>BNDP: D1 Can see no problems with this variation RESOLVED: Recommend Approval</p>		

TCP/33402 - P/00053/18	Will-o-Cott, Lane End Road, Bembridge, Isle Of Wight, PO355SU	Demolition of 1 no. bungalow; Outline for construction of 1 no. detached chalet bungalow and a pair of semi detached two storey houses.
<p>BNDP: OL1, D2, EH1, GA1</p> <p>Large plot of land and new properties would be facing Willowdene. Conforms to policy OL1 with the scale of the development and policy EH1 as they look in keeping with the area. Policy GA1 has been addressed with the car parking allowance per property. They are small scale homes which are needed in the village.</p> <p>RESOLVED: Recommend Approval</p>		
TCP/24939/F - P/00260/18	Marine Works, Embankment Road, Bembridge, Isle Of Wight, PO35	Proposed construction of 6 workshop/storage units (B1/B8); Refurbishment of existing x5 workshop units as x4 workshop/storage units (B1/B8); formation of vehicular access, carriage and footway
<p>BNDP: GA2</p> <p>Agree that if this was developed correctly it could increase employment and be an improvement along Embankment Road but there are a number of issues regarding this environmentally sensitive site. This is a SSSI, SAC, SINC, RAMSAR area what has already had an illegal pontoon built into the saline lagoon at this site. Any contamination into the lagoon will cause major problems and there is always the risk of flooding in the area. There should be no more container/storage units allowed along the Harbour as they do not increase employment and look out of keeping. The BNDP policy GA2 would support the creation of a new public footpath behind the works which would connect up the former railway line and be a buffer zone between development and the lagoon. This application is a desktop study and the area needs to have a major study carried out before any development. Awaiting response from Natural England and ANOB.</p> <p>RESOLVED: Recommend Refusal due to the lack of environmental detail and contrary to policy GA1</p>		

5. To note planning decisions from Isle of Wight Council for the period 9th to 16th March 2018

LBC/31043/S - P/00103/18	Longlands Farm, Sandown Road, Bembridge, Isle Of Wight, PO355PW	LBC for proposed canopy on west and north elevation; boundary wall (stone barn)	Approved	Granted 16/3/18
TCP/33371 - P/00130/18	10 St. Lukes Drive, Bembridge, Isle Of Wight, PO355XA	Householder Application - Proposed infill extension forming porch	Approved	Granted 16/3/18
TCPL/31043/T - P/00102/18	Longlands Farm, Sandown Road, Bembridge, Isle Of Wight, PO355PW	Householder Application - Proposed canopy on west and north elevation; boundary (stone barn)	Approved	Granted 16/3/18

6. To receive correspondence concerning planning matters

- IWC tree works consent for Little Langborough, Lane End. Consent for Oak trees T1 & T2 reduction of 15%, deadwood and clean crown. Oak tree T3 to be felled to ground level.
- IWC tree works consent for 3 The Orchard, Swains Road. Consent to thin tree by 20% and reduce overall size by up to 1m.

7. To confirm date of next meeting

17th April 2018 at 6.30pm, Bembridge Youth & Community Centre

Meeting Closed: 6.50pm

Signed:

Dated: