



## Minutes of the Planning Committee meeting at 6.30pm on 5<sup>th</sup> March 2019 in the Village Hall

**Present:** Cllr Marianne Sullivan (Chairman), Cllr Margaret Donlon, Cllr Keith Fagan, Cllr Sheila Weedall, and Mr Daniel Faulkner (Administration Officer)

**Members of the Public:** 18

### **PUBLIC FORUM :**

Given the public attendance in relation to the Kingsmere, Lane End applications Standing Orders were suspended during the public forum to allow an additional 15-minutes. Numerous comments and questions were posed in relation to the Kingsmere applications. Particular concerns were expressed regarding the reduction in size of the existing café and the temporary/impermanent nature of the food van proposed for the site. Additionally, concerns were voiced about the Isle of Wight Council's handling of these planning applications and previous decision-making relating to the site history. Residents stated that a valuable local and tourist amenity could potentially be lost if the applications were approved. Concerns were expressed by a local resident regarding the proposal at 57 Foreland Road, in particular relating to the vehicle access, dubious that the visibility splays outlined in the proposal could be achieved, with additional concerns about pedestrian safety on Foreland Road, which is a well-used thoroughfare.

**1. To receive apologies for absence**

None.

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

None.

**3. To receive for approval minutes of the meeting held on 19<sup>th</sup> February 2019**

**RESOLVED:** THAT, the minutes of the meeting held on 19<sup>th</sup> February 2019 are a true and accurate record of that meeting and are duly signed by the Chairman.

**4. To consider planning applications advertised from the 9<sup>th</sup> February to 22<sup>nd</sup> February 2019**

Ref	Location	Proposal	Comments Due
<a href="#">P/01434/18</a>	Kingsmere, Lane End Road, Bembridge, Isle Of Wight, PO35 5TB	Proposed 1st floor extension to form sun room; single storey boathouse (re-advertised application)	8 <sup>th</sup> March 2019
BDNP Policies: D1, D2, D3, D4, EH1			
Bembridge Parish Council (BPC) wishes to express its disappointed that new plans showing the withdrawal of the boathouse element from the proposal were not supplied by the agent in time for consideration at the meeting. Given the level of public interest in these applications, the technical downtime of the Isle of Wight Council website over the weekend 2-3 March also proved unhelpful.			
The proposal for the extension represents gross over-development of the existing site, and is out of both context and character with the surroundings and will not enhance the existing appearance of the site. Furthermore the proposal			

lacks overall cohesion and BPC has reservations regarding the line of sight from neighbouring properties.

In addition to this comment, BPC has supplied an appendix to support both this application and P/00086/19. Please see **Appendix A** to these minutes.

**RESOLVED:** THAT, BPC recommends that permission is refused as this application is contrary to policies D1, D2, D3, D4 and EH1 of the BNDP.

<a href="#">P/00086/19</a>	Kingsmere, Lane End Road, Bembridge, Isle Of Wight, PO35 5TB	Single storey café and siting of a mobile food van	8 <sup>th</sup> March 2019
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BNDP Policies: D1, D2, EH1, WS5, WS7, T1

BPC strongly opposes the reduction in size of the existing café. Furthermore, BPC has reservations about the siting of a mobile food van, which, by its very nature, implies impermanency; the major concern being that a well-used local and tourist amenity is lost, contrary to the aspirations of Bembridge as a tourist destination and, specifically, to BNDP policies, as approval of the scheme would see a significant reduction in the size of the existing café. We have serious concerns that approval of this application would create issues for the RNLI when accessing the slipway, which they use for emergency callouts, and could, potentially, create a conflict with public safety and passers-by.

The proposal for the single-storey café is, therefore, inadequate in design in terms of its scale (e.g. reduction of the existing café, loss of amenity and outdoor seating area), is of poor quality, and is out of context and character with the surroundings and will not enhance the existing appearance of the site.

**RESOLVED:** THAT, BPC recommends that permission is refused as this application is contrary to policies D1, D2, EH1, WS5, WS7 and T1 of the BNDP.

<a href="#">P/01415/18</a>	57 Foreland Road, Bembridge, Isle of Wight, PO35 5UA	Proposed detached dwelling; formation of new vehicular access (revised plans) (revised description) (re-advertised application)	15 <sup>th</sup> March 2019
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BNDP Policies: GA1, D1

In terms of the dwelling aspect of this application our committee considered that the positioning and scale of the development was, overall, an improvement on the previous proposals. However, BPC has serious concerns regarding the proposal for two vehicular accesses. The side of the road in question is well-used by pedestrians as the other side, immediately opposite the application site, has no footpath and is incomplete in sections; the footpath is a well-used thoroughfare by families and children en route to Bembridge Primary School and the pre-school. Furthermore, parked cars on Forelands Road notoriously cause visibility issues for vehicles accessing and egressing from properties and an additional access is likely to exacerbate the issue and increase the risk to pedestrians. BPC is doubtful that the visibility splays necessary for the new dwelling's vehicle access can, in fact, be achieved and therefore safe access and egress is unattainable and, in our view, contrary to BNDP policies GA1 and D1. BPC requests that this application, in terms of the vehicular access, is scrutinised by the appropriate officer at Island Roads.

**RESOLVED:** THAT, BPC recommends permission is refused as this application is contrary to policies GA1 and D1.

<a href="#">P/00089/19</a>	Log Cabin, Northclose Road, Bembridge, Isle of Wight, PO35 5XP	Partial demolition of dwelling to form ancillary accommodation; proposed replacement dwelling	15 <sup>th</sup> March 2019
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BNDP Policies : GA1, EH1, D1, D3

BPC has no objection to this application as it conforms to the BNDP policies outlined above. However, if approved, BPC wishes to see conditions attached to any permission in relation to the velux window, in order to conform with the LPA dark skies policy, for example suitable materials/appropriate glass.

**RESOLVED:** THAT, BPC recommends approval, subject to appropriate conditions relating to dark skies.

<a href="#">P/00121/19</a>	Concara, Love Lane, Bembridge, Isle of Wight, PO35 5XP	Lawful Development Certificate for retention of side elevation forming boot room; new roof to existing store room and utility; new window adaptations on front elevation and sliding doors to rear elevation	15 <sup>th</sup> March 2019
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BNDP Policy: D2

BPC has no objection to this application on the grounds that it conforms to BNDP policy D2.

**RESOLVED:** THAT, BPC recommends approval.

**5. To note the planning decisions from Isle of Wight Council for the period 9<sup>th</sup> February to 22<sup>nd</sup> February 2019.**

Ref	Location	Proposal	Decision	Date
<a href="#">P/01399/18</a>	33 Foreland Fields Road, Bembridge, Isle Of Wight, PO355TR	Proposed rear single storey extension, external first floor terrace, alterations and re-rendering	Granted	11/02/2019
<a href="#">P/01424/18</a>	Culver Haven Inn, Culver Down, Sandown, Isle Of Wight, PO368QT	Proposed extension to storage, kitchen facilities and creation of 3 bed and breakfast units	Granted	15/02/2019

**6. To confirm date of next meeting - 19<sup>th</sup> March 2019 at 6.30pm, Village Hall, Bembridge**

**Meeting Closed: 7.31pm**

**Signed:**

**Dated:**