

Comments for Planning Application 21/00448/FUL

Application Summary

Application Number: 21/00448/FUL

Address: 32 Forelands Field Road Bembridge Isle Of Wight PO35 5TR

Proposal: Proposed pergola and alterations to car park to include extension to patio area

Case Officer: Hayden Marsh

Customer Details

Name: Mr Paul Richardson

Address: 27 Forelands Field Road, Bembridge, Isle Of Wight PO35 5TR

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have been a close neighbour and regular customer of the Crab and Lobster pub for nearly 20 years. I think it is a valuable amenity for local people and visitors and I very much hope it will flourish as regulations ease.

However, I do have two serious concerns in relation to the current planning application to extend the outside seating area over part of the car park.

The first is the reduction of parking capacity on the pub's own land. Even in the past, the pub's provision of parking was seriously inadequate at busy times. The current proposal will reduce this capacity by 20-25% (there seems to be some discrepancy between the figures in the application and the spaces on the plans), whilst increasing the outside seating capacity. There is no on street parking available very close by and safe parking space that would not block residents' access on the northern end of Forelands Field Road and the adopted stretch of Beachfield Road is also very limited.

The only nearby alternative is on the private drive behind the southern end and western side of Forelands Field Road. Here there is free parking available during daylight hours by permission of the landowners, the Forelands Drive Association. However, this facility is already inadequate to meet the needs of multiple users - including the residents, beach hut owners, customers of the beach café as well as of the pub and general visitors to the beach - especially at weekends and on most days in the holiday season. Parking space on the Drive is also not normally available after 21.00 hours. The loss of parking space in front of the pub will make this situation noticeably more difficult.

Secondly, it will also aggravate the existing problem of congestion on the lower end of Forelands

Field Road, which is a narrow single track dead end lane that has to cope with residential traffic, deliveries to the pub and its neighbours, refuse lorries and emergency services, and pub staff and customers. With fewer spaces in front of the pub, more people will be driving down the lane only to have to turn round, in limited space, and drive straight out again. Already at busy times there are frequent snarl ups and occasional altercations on this stretch of road. This too is bound to get worse.

Have the owners of the Crab and Lobster considered these issues? So far as I can tell they have not consulted any local residents who are likely to be affected. They have certainly not discussed them with the Forelands Drive Association, the main provider of free off-road parking in the area. I think they must be addressed before planning permission is given.

Paul Richardson
Secretary, Forelands Drive Association