

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 meeting of the Planning Committee held at 5:30pm on Wednesday 5th June 2024 in the VILLAGE HALL.

Mark Rochell, Clerk and RFO to the Council

6th June 2024

Attendees: Cllr M Groom (Chair), Cllr C Adams, Cllr I Davis, Cllr M Humphray, Cllr M Sullivan, Cllr L White

Public Forum: No members of the public were in attendance.

Minutes

1. To elect a Chair and Vice Chair for 2024-25.

To elect:

1.1 The Chair of the Planning Committee for 2024-25.

Resolved: To elect Cllr M Groom as Chair of the Committee.

1.2 The Vice-Chair of the Planning Committee 2024-25.

Resolved: To elect Cllr M Sullivan as Vice-Chair of the Committee.

2. Apologies for Absence

To receive and accept apologies for absence.

Resolved: To accept apologies from Cllr S Philipsborn.

3. Declarations of Interest

To receive and record any declarations of interest.

Interests declared by Cllr L White and Cllr M Humphray in relation to agenda item 5.3.

Both Councillors are members of Bembridge Sailing Club.

Resolved: To allow Cllr L White and Cllr M Humphray to continue to take part in discussion and vote on agenda item 5.3 as the interest is a non-pecuniary interest.

Interest declared by Cllr M Groom, Cllr C Adams and Cllr L White in relation to agenda item 5.4.

The applicant is a member of the Council's Resilience Group of which all three Councillors are also members.

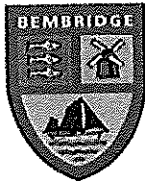
Resolved: To allow Cllr M Groom, Cllr C Adams and Cllr L White to continue to take part in discussion and vote on agenda item 5.4 as the interest is a non-pecuniary interest.

4. Minutes of the previous meeting of the Council

To receive and adopt the minutes of the Planning Committee Meeting of the 1st May 2024 and 15th May 2024.

Received and adopted.

M. Groom
19/6/2024



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5. Applications

To consider the following applications and make recommendations to the planning authority:

- 5.1. 24/00582/HOU 44 Steyne Road Bembridge Isle of Wight PO35 5UL
Proposed vehicular access and hardstanding.
Resolved: BPC recommend that loWC **reject** the application in line with the recommendations from Island Roads, namely that it fails on their Policy DM2 (Design Quality for New Development).
- 5.2. 24/00651/HOU 39 Meadow Drive Bembridge Isle of Wight PO35 5XU
Demolition of conservatory; proposed single storey rear extension.
Resolved: BPC recommend that loWC **approve** the application based on its adherence to Bembridge Neighbourhood Development Plan Policy BNDP.D2 'Proposed extensions and/or alterations to dwellings must appear subservient in size and scale to the existing building and will be required to be constructed of complementary materials and be of a design which reflects and enhances the character and appearance of the existing building. New roofs are to be pitched unless this is out of character with the existing building'.
- 5.3. 24/00606/FUL Bembridge Sailing Club, Embankment Road, Bembridge, Isle of Wight. PO35 5NR
Demolition of three existing storage/maintenance buildings; proposed replacement detached single storey storage/maintenance building; proposed detached Cadet building.
Resolved: BPC have no objection to the extant application in relation to the cadet hut, however, they recommend that loWC **reject** the remainder of the application in line with the recommendations of the Environment Agency. BPC also feel that the design of the proposal does not enhance or complement existing use of area and therefore fails on Bembridge Neighbourhood Development Plan Policy WS2.
- 5.4. 24/00688/HOU Hideaway Cottage, Preston Road, Bembridge Isle of Wight PO35 5UN
Proposed single storey rear extension; veranda extension to front elevation & alterations.
Resolved: BPC recommend that loWC **approve** the application based on compliance with BNDP.D2. 'Proposed extensions and/or alterations to dwellings must appear subservient in size and scale to the existing building and will be required to be constructed of complementary materials and be of a design which reflects and enhances the character and appearance of the existing building'.

6. Tree Works Applications

To note the following applications.

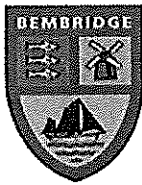
- 6.1. None received.

7. Condition Compliance & Non-Material Amendment Applications

To note the following applications:

- 7.1 None received.

M.e
19/01/24



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8. IOWC planning decisions

To note the following decisions:

8.1 Granted –

24/00431/HOU Wighthaven Swains Lane Bembridge Isle of Wight PO35 5ST
Demolition of sunroom and removal of front bay window; proposed single storey rear extension with balcony over; proposed first floor side extension with terrace; alterations and conversion of garage to form additional living accommodation; alterations to fenestration; detached garage.

24/00451/HOU Seafold Station Road Bembridge Isle Of Wight PO35 5NN
Proposed alterations to include Solar PV panels on southern roof plane; removal of chimney stack; render to all elevations; replacement windows doors; proposed reconfiguration of window on northern elevation; replacement of existing conservatory roof with opening roof vents; fixed roof window over existing WC on ground floor eastern roof plane; proposed Sun tunnel on northern roof plane; replace all fascia boards, soffits, gutters & drainpipes.

24/00397/HOU 69 High Street Bembridge Isle Of Wight PO35 5SF
Proposed construction of slatted enclosure for air conditioning unit and waste bin; change of hardstanding material to front and side of property to include retractable bollards.

8.2 No Objection – None received.

8.3 Refused – None received.

8.4 Withdrawn - None received.

8.5 Appeals - None received.

Noted.

9. Planning applications to date

Review of spreadsheet of planning applications to date 2024.

Reviewed.

Meeting Closed: 6:18pm

Date of next meeting: 19th June 2024

M. Coe
19/6/24