



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 the MEETING of the Planning Committee held at 5:30pm on Wednesday 3rd July 2024 in the VILLAGE HALL.

Officer in Attendance: Mark Rochell, Clerk and RFO to the Council

26th June 2024

Committee Members in Attendance: 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 in attendance

Minutes

1. Apologies for Absence

To receive and accept apologies for absence.

Resolved: To accept apologies from Cllr S Philipsborn

2. Declarations of Interest

To receive and record any declarations of interest.

None received.

3. Minutes of the previous meeting of the Council

To receive and adopt the minutes of the Planning Committee Meeting of the 19th June 2024.

Resolved: To adopt and sign.

4. Applications

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

4.1. [23/01920/FUL](#) Land North of Steyne Road and Land Served Off Mill Road and High Street

Proposed Residential Development of 130 dwellings, Means of Access, Ancillary Garages and Garage/Studios, Associated Landscaping and Ancillary Infrastructure (revised plans relating to means of access and multi-use access facilities, repositioning of plots 76, 77, 78 & 79 and associated parking areas, new build out crossing onto Steyne Road, revised layout plans and highway information) (additional information relating to air quality) (readvertised application)

Resolved: BPC agrees with the recent comments from CPRE and wish to object further, to this readvertised application.

BNDP Policy EH1 - Built Environment, which states that new development will be expected to respond positively to the local character of its environment by demonstrating an understanding of the qualities which make up this character. The applicants concede that the proposed scheme will have unavoidable adverse effects on that environment, so it does not respond positively or demonstrate an understanding of the quality which make up this unique environment. BPC considers that this development of 130 houses is a 30% overdevelopment from the SHLAA allocation of 80/100 houses represents an adverse impact on the environment of the



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area & without sufficient provision of open space or even allocation of land for allotments to have a positive effect on the environment.

BPC feels that the adverse impact on the environment of the proposal on, particularly the adjacent listed building and heritage asset, Bembridge Windmill (Grade 1), Bembridge Lodge (Grade 2), and the neighbouring Brading Marshes, is sufficient for this application to be refused. If the application is approved the impact on the surrounding area from the noise, dust & construction traffic movements on this area will be severe and unable to be mitigated for by even the most rigorous Construction Management Plan.

BPC again objects to this application.

4.2. [24/00828/HOU](#) 6 Harbour Strand, Bembridge, Isle of Wight. PO35 5NP

Proposed extension at second floor level; proposed front and rear extensions; alterations to include cladding.

Resolved: BPC recommend that the IOWC refuse the application as it fails to meet Bembridge Neighbourhood Development Plan policies EH.1 (does not respond positively to the local character and does not demonstrate that the amenities of neighbouring property are not adversely affected), D.1.c (over-looking), D.4. (Balconies only permitted if it can be demonstrated that no over-looking of neighbouring buildings or private garden space, also if it can be demonstrated no line of sight of users of the balcony from neighbouring windows or gardens), and D.2 (be of a design which reflects and enhances the character and appearance of the existing building).

BPC also note that the plans are unclear.

5. Tree Works Applications

To note the following applications.

5.1. None received.

6. Condition Compliance & Non-Material Amendment Applications

To note the following applications:

6.1 None received.

7. IOWC planning decisions

To note the following decisions:

7.1 Granted -

[24/00460/FUL](#) Highlands Lane End Road Bembridge Isle of Wight PO35 5SU
Proposed detached dwelling, formation of vehicular access.

[24/00537/HOU](#) White House Ducie Avenue Bembridge Isle of Wight PO35 5NE
Proposed single/two storey front extension: single storey rear extension.
alterations/conversion of garage into bedroom; alterations to include dormers on rear and front elevation; proposed detached store; cladding of walls and rear sky lights (revised scheme) (revised description)

[24/00545/HOU](#) 1 Howgate Close Bembridge Isle of Wight PO35 5TG
Proposed single storey extension to northeast elevation, porch.

Noted.

7.2 No Objection - None received.

7.3 Refused - None received.



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7.4 Withdrawn - None received.

7.5 Appeals - None received.

8. Planning applications to date

Review of spreadsheet of planning applications to date 2024.

Reviewed.

9. Climate Action Plan

To receive and discuss proposed Climate Action Plan for Bembridge Parish Council for recommendation to Full Council.

Resolved: Agreed to set up a working group combining members of the Environment & Neighbourhood and Planning Committees to investigate further before presenting to Full Council.

Meeting Closed: 6:27pm

Date of next meeting: 17th July 2024

Signed:

Date: