



# 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 6:00pm on Wednesday 6<sup>th</sup> November 2024 in the VILLAGE HALL.

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

7<sup>th</sup> November 2024

Committee Members in attendance: Cllr M Groom (Chair), Cllr C Adams, Cllr I Davis, Cllr M Sullivan, Cllr L White

**Public Forum:** Four members of the public were in attendance and were invited to speak.

All four members of the public spoke in objection to the application at agenda item 4.2. All agreed with the comments of objection submitted to the Isle of Wight Planning Portal by Mr M Cotton and Mr R Coleman. In addition, concerns were raised regarding height of rear terrace enabling overlooking of neighbouring properties, potential impact on access road and the possibility of approval setting a precedent for neighbouring properties.

## Agenda

### 1. Apologies for Absence

To receive and accept apologies for absence.

**Resolved:** To accept apologies from Cllr M Humphrays.

### 2. Declarations of Interest

To receive and record any declarations of interest.

**Received:** A non-pecuniary interest was noted from Cllr M Groom as he is an acquaintance of the neighbours to the property discussed at agenda item 4.2.

### 3. Minutes of the previous meeting of the Council

To receive and adopt the minutes of the previous Planning Committee Meeting.

**Received and adopted.**

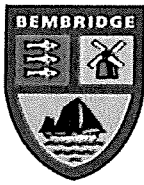
### 4. Applications

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

**Note it was agreed to change the order of the meeting to discuss agenda item 4.2. before 4.1 to accommodate members of the public in attendance.**

M. C. Groom

20/11/24



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4.2. 24/01547/HOU 10 Kings Close Bembridge Isle of Wight PO35 5NX

Proposed single & two storey extensions, terrace and roof mounted solar panels; roof light on east elevation; Juliet balcony on west elevation at first floor level; replacement of ground floor window to glazed doors

Link: [24/01547/HOU | Proposed single & two storey extensions, terrace and roof mounted solar panels; roof light on east elevation; Juliet balcony on west elevation at first floor level; replacement of ground floor window to glazed doors | 10 Kings Close Bembridge Isle Of Wight PO35 5NX](#)

**Resolved:** To recommend that loWC **refuse** the application on the basis that it fails to meet BNDP Policies D1(a), (b) and (c), D2 in regards to size and scale, D4 in regards to overlooking, EH2 in regards to unique characteristic of conservation area and GA1 in regards to parking provision.

4.1. 24/01499/HOU 25 Howgate Road Bembridge Isle of Wight PO35 5QN

Proposed Dormer window on side elevation

Link: [24/01499/HOU | Proposed Dormer window on side elevation | 25 Howgate Road Bembridge Isle Of Wight PO35 5QN](#)

**Resolved:** To recommend that the loWC **refuse** the application on the basis that it fails to meet BNDP Policies D1(c) in regard to overlooking and D2 in regard to lack of pitched roof.

## 5. Planning decisions to date.

Review of spreadsheet of planning decisions to date for 2024.

Reviewed.

Meeting Closed: 6:39pm

Date of next meeting: 20<sup>th</sup> November 2024

Signed:

Dated:

M. C. G. [Redacted]

20/11/24