



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 5th March 2025 in the VILLAGE HALL.

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

6th March 2025

Committee Members in attendance: Cllr M Groom (Chair), Cllr C Adams, Cllr I Davis, Cllr S Philipsborn

Public Forum: One member of the public was in attendance and spoke on agenda item 4.1. providing background information to the application. Two members of the public submitted email correspondence to the Chair and these are included with the papers.

Minutes

1. Apologies for Absence

To receive and accept apologies for absence.

Resolved: To accept apologies for absence from Cllr M Humphray, Cllr M Sullivan and Cllr L White.

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 previous Planning Committee Meeting.

Received and adopted.

4. Applications

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

4.1. 25/00162/FUL Houseboat Petrenda Embankment Road Bembridge PO35 5NS

Proposed replacement houseboat with associated steel frame, mooring poles and sewerage holding tanks to include solar panels

Weblink: [25/00162/FUL | Proposed replacement houseboat with associated steel frame, mooring poles and sewerage holding tanks to include solar panels | Houseboat Petrenda Embankment Road Bembridge Isle Of Wight PO35 5NS](#)

Resolved: To recommend that IoWC planning authority **GRANT** the application as it meets BNDP Policy D.5.



4.2. 24/01663/FUL Kingsmere Lane End Road Bembridge PO35 5TB

Proposed demolition of existing building and replacement with new building to provide café with outside seating area, car parking, bin and bike storage (revised scheme)

Weblink: [24/01663/FUL | Proposed demolition of existing building and replacement with new building to provide café with outside seating area, car parking, bin and bike storage \(revised scheme\) | Kingsmere Lane End Road Bembridge Isle Of Wight PO35 5TB](#)

Resolved: To recommend that IoWC planning authority **REFUSE** the application as it fails BNDP policies GA.1. (insufficient parking provision), WS.5. (adverse impact on character and appearance of the locality), T.1. (Parking facilities must be provided) and EH.1. (adverse impact on neighbouring properties).

BPC note and concur with the conclusions of the Island Roads' report dated 25th Feb 2025. If this application were to proceed in its current form, then IoWC must act as a priority on the recommendations for Lane End Road as detailed in the Bembridge, Brading and St Helens LCWIP (route number: EWW11).

4.3. 24/01798/FUL Westwings Ducie Avenue Bembridge PO35 5NF

Proposed self-contained annexed accommodation

Weblink: [24/01798/FUL | Proposed self-contained annexed accommodation | Westwings Ducie Avenue Bembridge Isle Of Wight PO35 5NF](#)

Resolved: To recommend that IoWC planning authority **REFUSE** the application as it fails to meet BNDP Policies GA.1. (car parking provision) and D.1. (complements and enhances...density and access of existing surrounding developments).

BPC also noted that as an 'annexe' to Westwings, access should be via the existing access to Westwings and not via a new pedestrian gate directly from Ducie Avenue to the new property.

5. Planning decisions to date.

Review of spreadsheet of planning decisions to date for 2024.

Reviewed.

Meeting closed: 6:34pm

Date of next meeting: 19th March 2025

Signed:

Date: