



Minutes of the Bembridge Parish Council Planning Committee meeting held at 6:00pm on  
Wednesday 3<sup>rd</sup> September 2025 in the VILLAGE HALL.

Officer in attendance: Mark Rochell, Clerk to the Council: [clerk@bembridgeparishcouncil.gov.uk](mailto:clerk@bembridgeparishcouncil.gov.uk)  
4<sup>th</sup> September 2025

---

Committee Members in attendance: Cllr I Davis, Cllr M Groom, Cllr M Humphray, Cllr S Noyes,  
Cllr M Sullivan

---

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

---

### Minutes

**1. Apologies for Absence**

To receive and accept apologies for absence.

**Resolved:** To accept apologies from Cllr C Adams and 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 previous Planning Committee Meeting.

**Received and adopted.**

**4. Applications**

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

4.1. 25/01057/FUL Land Adjacent Access Road from Embankment Road to Bembridge Point, off Embankment Road,  
Proposed replacement kiosk

Weblink: [25/01057/FUL | Proposed replacement kiosk | Land Adjacent Access Road From Embankment Road To Bembridge Point Off Embankment Road Bembridge Isle Of Wight](#)

**Resolved:** To recommend that IOWC Planning Authority **GRANT** the application as it meets BNDP T1. The BPC would however, like to see consideration given to the safety of queuing customers on the access road.

4.2. 25/01080/FUL Church Row, High Street. PO35 5SE

Replacement of external windows and doors, and replacement of soffits and fascia

Weblink: [25/01080/FUL | Replacement of external windows and doors, and replacement of soffits and fascia | Church Row High Street Bembridge Isle Of Wight PO35 5SE](#)

**Resolved:** To recommend that IOWC Planning Authority **GRANT** the application as it meets BNDP D2. The BPC would however like to point out that the description of the windows is inconsistent between the Design and Access statement and the Heritage statement.

M.C.G.



4.3. 25/01139/HOU 3 Meadow Drive, PO35 5XZ

Demolition of outbuilding & previous extension; proposed single storey & two storey extension (including roof-space accommodation), box dormer extension on east elevation, replacement windows & internal alterations; landscaping including raised rear

Weblink: 25/01139/HOU | Demolition of outbuilding & previous extension; proposed single storey & two storey extension (including roof-space accommodation), box dormer extension on east elevation, replacement windows & internal alterations; landscaping including raised rear patio | 3 Meadow Drive Bembridge Isle Of Wight PO35 5XZ

**Resolved:** To recommend that the IOWC Planning Authority **GRANT** the application as it meets BNDP policies D1, D2 and EH2. However, BPC highlight a failure of Policy D2 concerning the proposed flat roof.

4.4. 25/01142/HOU 35 Steyne Road, PO35 5SL

Proposed formation of vehicular access and hardstanding

Weblink: 25/01142/HOU | Proposed formation of vehicular access and hardstanding | 35 Steyne Road Bembridge Isle Of Wight PO35 5SL

**Resolved:** To recommend that the IOWC Planning Authority **GRANT** the application, providing all conditions set by Island Roads are fully met.

4.5. 25/01153/HOU Myrtle House, Ducie Avenue. PO35 5NE

Retention of fencing.

Weblink: 25/01153/HOU | Retention of fencing. | Myrtle House Ducie Avenue Bembridge Isle Of Wight PO35 5NE

**Resolved:** To recommend that the IOWC Planning Authority **GRANT** the application.

## 5. Planning decisions to date.

Review of spreadsheet of planning decisions to date.

**Reviewed.**

## 6. Proposed Development - Station Road St Helens

25/00779/FUL Land to the North of Station House Station Road St Helens PO33 1YF

Proposed residential development comprising of 5 dwellings, access road, garages, parking and landscaping

Weblink: 25/00779/FUL | Proposed residential development comprising of 5 dwellings, access road, garages, parking and landscaping | Land To The North Of Station House Station Road St Helens Ryde Isle Of Wight PO33 1YF

Bembridge Parish Council to consider adding public comment to this application with reference to the Bembridge, St Helens and Brading Local Cycling & Walking Infrastructure Plan.

**Resolved:** To make a NEUTRAL comment wholeheartedly supporting the comments from Cycle Wight, Cllr J Bacon, Mrs A De Trey and Mrs J Wade, in relation to maintaining the possibility of a cycle/walking path in this area as outlined in the Bembridge St Helens and Brading LCWIP.

M.C.G



**7. Notice of Appeal**

25/00470/HOU Shell Cottage, Ducie Avenue, Bembridge, PO35 5NE  
Retention of wall and pillars.

To note that an appeal has been lodged with IoWC against the decision to REFUSE planning permission.

**Noted.**

**Meeting closed: 6:57pm**

**Date of next meeting: TBC**

Signed: M.C. [Redacted]

Date: 11/01/25