



Minutes of the Bembridge Parish Council Planning Committee meeting held at 6:00pm on Wednesday 7th January 2026 in the Village Hall.

Officer in attendance: Mark Rochell, Clerk to the Council: clerk@bembridgeparishcouncil.gov.uk
8th January 2026

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

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

Cllr G Brasington and Cllr H Brabazon were in attendance to join the discussion on agenda item 6.

Minutes

1. Apologies for Absence

To receive and accept apologies for absence.

Resolved: To accept apologies for absence from Cllr C Adams and Cllr S Noyes.

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. 25/01760/HOU 1 Locksleigh Cottage, Dennett Road. PO35 5XF

Demolition of conservatory; proposed single storey rear/side extension and porch; new and replacement windows and doors

Weblink: [25/01760/HOU | Demolition of conservatory; proposed single storey rear/side extension and porch; new and replacement windows and doors | 1 Locksleigh Cottage Dennett Road Bembridge Isle Of Wight PO35 5XF](#)

Resolved: To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policy D.2.

4.2. 25/01772/HOU 48 Lincoln Way, Bembridge PO35 5RR

Demolition of conservatory and shed; proposed single storey rear/side/link extension; roof mounted solar panels

Weblink: [25/01772/HOU | Demolition of conservatory and shed; proposed single storey rear/side/link extension; roof mounted solar panels | 48 Lincoln Way Bembridge Isle Of Wight PO35 5RR](#)

Resolved: To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policy D.2. However, the BPC feel that the plans were not clear and hold reservations regarding flat roof, but acknowledge existing flat roof and similar designs in area.

5. Planning decisions to date.

Review of spreadsheet of planning decisions to date.

Reviewed.

6. Island Plan Consultation

To discuss and agree Parish Council's response to the new Island Plan consultation.

Resolved: BPC would like to comment as follows on the Island Planning Strategy proposed changes consultation:

- Housing Shortfall – BPC object to the number of houses required by the national government as this target fails to take into account the unique circumstances of the Island and the historical difficulties faced with regards to house building.
- Sustainability Appraisal - BPC strongly favour sustainability but fear that due to over complexity there will be a lack of evaluation and management moving forward.
- Policy C11 – BPC disagree with national guidance.
- Affordable Housing Viability – BPC feel that the division of the Island is arbitrary and these changes will lead to fewer affordable houses at the lower cost scale.
- Ancient Woodland Buffer - The BPC believe that the Buffer Zone should be at least 50m and extended to AONB SSSIs etc. 'National advice' only specifies a minimum of 15m, there is therefore no reason why the IoWC cannot maintain a buffer zone of 50m as recommended by Natural England. BPC strongly object to this proposed change.

Meeting close: 6:47pm

Date of next meeting: TBC

Signed:

Date: