



Minutes of the Bembridge Parish Council Planning Committee meeting held at 6:00pm on
Wednesday 21st January 2026 in the Village Hall.

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

22nd January 2026

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

Public Forum: Two members of the public were in attendance.

Mr Andrew Holman spoke on behalf of the Harbour Farm Nature Group and requested that the Parish Council support their request that the orchard containing a heritage apple 'Douglas Haig Apple' specific to the Isle of Wight is protected. They would also like to see the lodge maintained as a possible bird hide.

Mr Ken Hicks, former owner of the buildings in question, pointed out that the dilapidated state of the site is only since the compulsory purchase resulted in the buildings being left and neglected. He supported the demolition of the Farmhouse and Cottage but insists that the lodge, which is in a unique position overlooking freshwater, should still be in a good state of repair and easily utilised as a future site for bird watching.

Minutes

1. Apologies for Absence

To receive and accept apologies for absence.

Resolved: To accept apologies for absence from Cllr C Adams, Cllr M Humphray 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:

Note: Due to public attendance agenda item 4.3 was discussed here.

4.1. 25/01742/HOU Hill Cottage, Kings Road, PO35 5NB

Proposed single storey rear extension

Weblink: [25/01742/HOU | Proposed single storey rear extension | Hill Cottage Kings Road Bembridge Isle Of Wight PO35 5NB](#)

Resolved: To recommend that IoWC Planning Authority REFUSE the application as it fails BNDP Policies D.2. (flat roof) and E.H.2 (Conservation Areas).

4.2. 25/01820/HOU Aiken Drum, Lane End Road. PO35 5SZ

Demolition of garage; proposed two/single storey side extension to include roof terrace over single storey element; alterations to include roof mounted solar panels

Weblink: [25/01820/HOU | Demolition of garage; proposed two/single storey side extension to include roof terrace over single storey element; alterations to include roof mounted solar panels | Aiken Drum Lane End Road Bembridge Isle Of Wight PO35 5SZ](#)

Resolved: To recommend that IoWC Planning Authority REFUSE the application as it fails BNDP Policies D.1.c (loss of light) and D.2 (subservient in size).

4.3. 25/01854/11BPA Harbour Farm, Embankment Road. PO35 5NS

Prior notification for demolition of 3 building (Harbour Farm house with garage, Bailiffs Cottage and Log Cabin)

Weblink: [25/01854/11BPA | Prior notification for demolition of 3 building \(Harbour Farm house with garage, Bailiffs Cottage and Log Cabin\) | Harbour Farm Embankment Road Bembridge Isle Of Wight PO35 5NS](#)

Resolved: To recommend that the IoWC Planning Authority GRANT the application for the demolition of the Harbour Farmhouse and Water Bailiffs Cottage, however, they also recommend that the application for the Log Cabin/Lodge is REFUSED until further consideration is given to maintaining and refurbishing for future use (possibly as a bird hide). BPC would also like to see protection be given to the orchard on site, and that the lease for the land (which was purchased with taxpayers' money) be offered to the market rather than automatically be given to the RSPB.

5. Planning decisions to date.

Review of spreadsheet of planning decisions to date.

Reviewed.

Meeting Closed: 6:42pm

Date of next meeting: TBC

Signed:

Date: