



Minutes of the meeting of the PLANNING COMMITTEE held at 6:00pm on
Wednesday 18th March 2026 in the Village Hall.

Officer in attendance: Mark Rochell, Clerk to the Council: clerk@bembridgeparishcouncil.gov.uk
19th March 2026

Committee Members in attendance: Cllr M Groom (Chair), Cllr C Adams, Cllr I Davis, Cllr M Humphray, Cllr S Noyes, Cllr M Sullivan.

Public Forum: One member of the press (The County Press) was in attendance.

Agenda

1. Apologies for Absence

To receive and accept apologies for absence.

Resolved: To accept apologies for absence from 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 two Planning Committee meetings.

Received and adopted.

4. Applications

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

4.1. 26/00118/FUL Land Rear of Avalon Heathfield Road and Adjacent To 62 Steyne Road Bembridge

Proposed dwelling formation of vehicular access, parking, turning area and landscaping

Weblink: [26/00118/FUL | Proposed dwelling formation of vehicular access, parking, turning area and landscaping | Land Rear Of Avalon Heathfield Road And Adjacent To 62 Steyne Road Bembridge Isle Of Wight](#)

Resolved: To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policies D.1 and D.2. However, the Committee believe that the conditions imposed by Southern Water should be met before commencement of development. Committee also notes comments from Island Roads, although similar concerns should have also been raised for the building of 62a.

4.2. 26/00219/FUL The Green, Fishermans Walk Bembridge

Change of use of land for the temporary siting of a tea trailer for a period of three years (2026 to 2028)

Weblink: [26/00219/FUL | Change of use of land for the temporary siting of a tea trailer for a period of three years \(2026 until end of 2028\) | The Green Fishermans Walk Bembridge Isle Of Wight](#)

Resolved: To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policy T1.

McG

4.3. 26/00216/HOU 1 Port St Helens, Embankment Road PO33 1XG

Proposed single storey side extension with roof terrace and external staircase; alterations to fenestration; cladding; alterations to vehicular access

Weblink: [26/00216/HOU | Proposed single storey side extension with roof terrace and external staircase; alterations to fenestration; cladding; alterations to vehicular access | 1 Port St Helens Embankment Road Bembridge Ryde Isle Of Wight PO33 1XG](#)

Resolved: To recommend that IOWC Planning Authority REFUSE the application as it fails to meet BNDP Policy D.4. – ‘no overlooking of neighbouring buildings or private gardens’.

4.4. 26/00236/HOU Crab Cottage 12B Forelands Field Road PO35 5TP

Proposed garage/boat store

Weblink: [26/00236/HOU | Proposed garage/boat store | Crab Cottage 12B Forelands Field Road Bembridge Isle Of Wight PO35 5TP](#)

Resolved: To recommend that IOWC Planning Authority GRANT the application as it meets BNDP Policies D.1 and D.2. However, they would like to see the garage/boat store remain part of Crab Cottage.

5. Planning decisions to date.

Review of spreadsheet of planning decisions to date.

Reviewed.

Meeting closed: 6:32pm

Date of next meeting: TBC

Signed:

MCG [Redacted Signature]

Dated:

8/4/26