Bembridge Parish Council

Minutes of the PLANNING COMMITTEE MEETING held at 6:00pm on Wednesday 26th August 2026 in the Village Hall.
Officer in attendance: Mark Rochell, Clerk to the Council: clerk@bembridgeparishcouncil.gov.uk
27th August 2026

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

Public Forum: 16 members of the public were in attendance with 4 speakers.
Mr A Macleod spoke on the need for more recognition of the Village Green, to improve accessibility, to request the removal of chain link fence, soil mounds, boulders and vegetation.
Mrs S Macleod requested that the Parish Council carry out a site visit to assess the above concerns.
Mrs C Peel spoke about the residents of Beach Road concern around blockage of access to the beach along Beach Road by inappropriately parked vehicles.
Mr R Coleman spoke on agenda item 4.4 raising the question of whether this is a retention or retrospective application.

Agenda

1. **Apologies for Absence**
   To receive and accept apologies for absence.
   Resolved: To accept apologies for absence from 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.
   Received and adopted.
4. **Applications**
   To consider the following applications and make recommendations to the planning authority:

   4.1. 26/00989/FUL 33 Beachfield Road, PO35 5TN

   Demolition of existing dwelling and detached outbuilding; proposed replacement dwellling; landscaping

Weblink: 26/00989/FUL | Demolition of existing dwelling and detached outbuilding; Proposed replacement dwelling; landscaping | 33 Beachfield Road Bembridge Isle Of Wight PO35 5TN

Resolved: To recommend that IOWC Planning Authority GRANT the application as it meets BNDP Policies D1 and D3.

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4.2. 26/01028/RVC Marine Works Embankment Road Bembridge Isle of Wight

Variation of condition 2 on 24/00050/FUL to enable roof height increases and other alterations to units 5 & 6

Weblink: 26/01028/RVC | Variation of condition 2 on 24/00050/FUL to enable roof height increases and other alterations to units 5 & 6 | Marine Works Embankment Road Bembridge Isle Of Wight

Resolved: To recommend that IOWC Planning Authority GRANT the application as it meets BNDP Policies D1, EH1, EH2, OL1, WS5 and WS7.

4.3. 26/01053/HOU 31 Downs View Road PO35 5QT

Demolition of conservatory; Proposed two storey and single storey rear extension with pitched roof; proposed pitched roof onto existing front porch; alterations in materials

Weblink: 26/01053/HOU | Demolition of conservatory; Proposed two storey and single storey rear extension with pitched roof; proposed pitched roof onto existing front porch; alterations in materials | 31 Downs View Road Bembridge Isle Of Wight PO35 5QT

Resolved: To recommend that IOWC Planning Authority GRANT the application as it meets BNDP Policies D1, D2 and EH1.

4.4 26/01033/FUL Gainsborough Court Lane End Road PO35 5SZ

Retention of detached self-contained annexe

Weblink: 26/01033/FUL | Retention of detached self contained annexe | Gainsborough Court Lane End Road Bembridge Isle Of Wight PO35 5SZ

Resolved: To recommend that IOWC Planning Authority REFUSE the application as this application should be a retrospective application rather than a 'retention'. If Authority is minded to grant the application then the BPC request that the following conditions apply – that there is no sub division and the property remains as ancillary accommodation to Gainsborough Court, and that access remains via Gainsborough drive and NOT Swains Lane.

4.5 26/01048/HOU Villa Maria Dennett Road PO35 5XF

Retention of ground and first floor cladding on southeast side elevation

Weblink: 26/01048/HOU | Retention of ground and first floor cladding on south east side elevation | Villa Maria Dennett Road Bembridge Isle Of Wight PO35 5XF

Resolved: To recommend that IOWC Planning Authority REFUSE the application as it fails BNDP Policy EH2 – positively conserve and enhance the unique characteristics of conservation area.

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5. Village Green

To discuss issues raised by residents and agree any actions to be taken by the Parish Council:

5.1 Access at Beach Road

5.2 Fencing – between Solent Landing and beach

5.3 Right of Way – BB4

Please see Clerk's report.

Resolved: For Clerk to obtain a definitive map from IoWC of Village Green and to arrange a stakeholder meeting to assess site comparison with definitive map.
IoWC Rights of Way have confirmed that path BB4 is a dead end and therefore the Parish Council will take no further action.

6. Planning decisions to date.

Review of spreadsheet of planning decisions to date.

Reviewed.

Meeting closed: 7:27pm

Date of next meeting: TBC

Signed: M.C [redacted] **Dated:** 9/9/26

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