



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 dwelling; 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.



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.

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:

Dated: