



BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,
5 Foreland Road, Bembridge, Isle of Wight, PO35 5XN
Tel: 01983 874160 Email: clerk@bembridgepc.org.uk

McGroom 21/6

Minutes of the Planning Committee meeting held on Wednesday 17th May 2023 at 5.30pm in Bembridge Village Hall

Present: Cllr L White, Cllr C Adams, Cllr M Groom, Cllr L Mitchell, Cllr M Sullivan

Officer: J Shorrocks

Public: 1 member of the public who spoke on item 5.3

1. Apologies for Absence – apologies were received from Cllr I Davis

RESOLVED – apologies accepted

2. Declarations of Interest – Cllr C Adams (pecuniary interest 5.6), Cllr L White (5.6), Cllr M Groom (5.6), Cllr L Mitchell (5.6), Cllr M Sullivan (5.6)

3. Minutes of the previous meeting of the Council – members reviewed the minutes and it was:

RESOLVED – the committee agreed the minutes of 19th April 2023

4. Matters arising from the Previous Meeting of the Planning Committee - None

5. Applications

The committee considered the following applications and made recommendations to the planning authority:

- 5.1 23/00453/HOU Durnford House Swains Road Bembridge Isle Of Wight PO35 5XS

Proposed front porch extension and alterations.

RECOMMENDATION: BPC suggest that the IoWC give permission. The application fulfils BNDP D1 and BNDP D2 – it is subservient to the property and well designed.

- 5.2 23/00590/HOU 6 Paddock Drive Bembridge Isle Of Wight PO35 5TL

Proposed single storey rear and first floor side extensions; balcony on front elevation; alterations to include solar panels; alterations to vehicular access and parking area, proposed cladding to front elevation (revised description) (readvertised application)

RECOMMENDATION: BPC suggest that the IoWC refuse this application. The development fails to conform with BNDP D1, BNDP D2, BNDP EH1, BNDP GA1. The development is un-neighbourly: it will result in loss of privacy for several neighbours; it will cause significant loss of light to the immediate neighbour; the overhang from the roof line will extend over the neighbour's property line.

The development will result in over development of the plot: it is large and overbearing; it is out of keeping with the property; it is out of keeping with the street scene; the significant increase in hard standing will have a detrimental effect on surface run-off especially as this is a clay soil area; the window pattern is out of keeping with the rest of the first floor.

- 5.3 23/00665/HOU 11 Forelands Field Road Bembridge Isle Of Wight PO35 5TP

Installation of renewables & covered walkway between house and garage to locate further PV panel.

RECOMMENDATION: BPC suggest that the IoWC refuse this application. Whilst it is environmentally friendly and the PC is in favour of that, this property is already too large. This application fails on BNDP D2.

- 5.4 23/00671/HOU Shell Cottage Ducie Avenue Bembridge Isle Of Wight PO35 5NE

Proposed demolition of the existing single storey garage and replacement with a two-storey side extension.



BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,
5 Foreland Road, Bembridge, Isle of Wight, PO35 5XN
Tel: 01983 874160 Email: clerk@bembridgepc.org.uk

M. C. Adams

RECOMMENDATION: BPC suggest that the IoWC give permission. The application fulfils BNDP D1 and BNDP D2 – it is subservient to the property; well designed; and enhances the property.

5.5 23/00715/HOU 70 Howgate Road Bembridge Isle Of Wight PO35 5QP

Proposed single storey extension to form orangery on rear elevation.

RECOMMENDATION: BPC suggest that the IoWC give permission. The application fulfils BNDP D1 and BNDP D2 – it is subservient to the property and well designed.

Cllr C Adams left the room.

5.6 23/00710/NMA Will-o-Cott 22 Willowdene Court Bembridge Isle Of Wight PO35 5SS

Non-material amendment on 21/01072/HOU to allow minor change of roof design to form sloping pitch with two velux windows, slate finish to match existing.

RECOMMENDATION: BPC suggest that the IoWC give permission. The application fulfils BNDP D1 and BNDP D2 – it is a small extension, with sloping roof which sheds water better.

Cllr C Adams returned to the room.

6. Tree Works Applications

To consider the following applications

6.1 23/00558/TW 19 Foreland Road Bembridge Isle Of Wight PO35 5XN

2 groups of Bay trees (as shown on the location plan) - Remove. Reason: These trees have grown unchecked for many years and they are situated close to a drain and a water pipe.

7. IOWC planning decisions

7.1 Granted – **22/01986/HOU** 69 High Street Bembridge Isle Of Wight PO35 5SF

Replacement outbuilding and new outdoor swimming pool (revised plan)

23/00285/HOU Little Lynton Preston Road Bembridge Isle Of Wight PO35 5UN

Retention of single storey rear extension (revised site location plan)

23/00323/TW Magnolia House Ducie Avenue Bembridge Isle Of Wight PO35 5NE
T1; Mimosa - Remove 2/3 lower branches. Overhanging the rear garden of 'Sea Breeze'.

23/00396/HOU 88 Howgate Road Bembridge Isle Of Wight PO35 5QP

Proposed single storey rear extension; replacement outbuilding.

23/00457/HOU 16 Egerton Road Bembridge Isle Of Wight PO35 5RF

Proposed replacement single storey rear extension (revised scheme)

22/01360/FUL Land At And Rear Of 62 Steyne Road Bembridge Isle Of Wight

Proposed development creating three detached houses; alterations to access road (revised plans) (readvertised application)

7.2 Refused – **23/00240/FUL** Land Rear Of 5 To 7 Meadow End and To The South Of Love Lane Bembridge Isle Of Wight

Retention of two areas of decking

7.3 Withdrawn –

7.4 Appeals –

8. Enforcement

9. Licensing Application

10. To note any further information items, correspondence received or requests: