



# BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,  
5 Foreland Road, Bembridge, Isle of Wight, PO35 5XN  
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Minutes of the Planning Committee Meeting held on Wednesday 1<sup>st</sup> March 2023 at 5.30pm in Bembridge Village Hall

**Present:** Cllr L White (Chair), Cllr M Groom, Cllr L Mitchell, Cllr M Sullivan

**Officer:** J. Shorrocks (Clerk)

**Public:** None

**1. Apologies for Absence** – apologies received from Cllr C Adams & Cllr I Davis  
**RESOLVED** – Apologies accepted

**2. Declarations of Interest:** Everyone declared an interest in item 6.1. Cllrs White, Sullivan & Groom declared an interest in item 5.2

**3. Minutes of the previous meeting of the Planning Committee:** Members reviewed the minutes and it was:

**RESOLVED:** the committee agreed the minutes of 15<sup>th</sup> February 2023 Planning Committee Meeting

#### **4. Matters arising from the Meeting of the Planning Committee held on 15<sup>th</sup> February 2023**

The Chair gave a report about s106 monies following the FC meeting discussion on the application for 57 houses on Hillway Site. When considering an application for a large number of houses it is advisable to state our reasons for objection in the strongest possible terms but to then add another paragraph stating what the Parish would like to gain from the development should it take place. This does not weaken our arguments. This mirrors the approach taken by other Parishes. It is a pragmatic approach and that if we do not do this the Parish may miss out on what the development should and could provide to the local area.

#### **5. Applications**

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

5.1 23/00185/HOU 7 Frampton Way Bembridge Isle Of Wight PO35 5XX

Proposed alterations to rear conservatory, front door, Infill of porch, and addition of solar panels to the rear roof

**Recommendation:** It is subservient, the materials are in keeping, the addition of solar panels is commendable. It is a shame the applicant has gone for a flat roof but we accept there are other flat roofs in the area. It meets BNDP D2. We suggest that IoWC give permission.

5.2 23/00200/HOU 59 Steyne Road Bembridge Isle Of Wight PO35 5SL

Proposed single storey rear extension

**Recommendation:** It is a small extension which is subservient and discreet. We suggest that IoWC give permission.

5.3 23/00152/HOU Woodpeckers Halt Swains Road Bembridge Isle Of Wight PO35 5XS

Proposed single storey extension to existing sun room; retention of front and gable windows

**Recommendation:** There are mistakes in the application. We feel it does meet BNDP D2 because the actual extension is small. We suggest that IoWC should give permission, but we would like to express concern over the increasing size of the flat roof and the additional skylight.

5.4 23/00213/HOU 29 Foreland Road Bembridge Isle Of Wight PO35 5XN  
Demolition of existing extension; proposed single storey rear extension; alterations (revised scheme)

**Recommendation:** It meets BNDP D2 and there is no alternative to the flat roof. We suggest IoWC should give permission.

5.5 23/00217/HOU Oak Mead Manna Road Bembridge Isle Of Wight PO35 5UY  
Demolition of conservatory and garage; proposed single storey infill extension and orangery; alterations to include roof lanterns; detached garage and summerhouse

**Recommendation:** This fails BNDP D2. It is not subservient, it is too large an extension and not in keeping with the current building. It does not reflect nor enhance the building and surrounding area. We suggest that IoWC should refuse this application.

5.6 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

**Recommendation:** It is a retrospective application for work that should not have been undertaken. The woodland area is protected by TPO and as such the character and amenity should be preserved. The replacement trees, that should have been planted already, should be planted close to the location of the ones removed. This has not happened and if this decking is permitted to remain, the replanting in the correct location will not be possible. The enforcement officer has commented that the area is a protected woodland and the decking, which does not have permission, should be removed. The applicant knew all this before they erected the decking on a site that they cleared themselves so they cannot argue that the decking was erected on a clear area – it was only clear because they took down the trees. Wanton destruction has been caused to this woodland site. The applicants design statement is disingenuous. It is contrary to BNDP EH4. We suggest that IoWC should refuse this application.

5.7 23/00245/HOU 17 Brooks Close Bembridge Isle Of Wight PO35 5RG  
Demolition of outbuilding and porch and part demolition of conservatory; Proposed extension to side and rear; new porch; dormer window on rear elevation

**Recommendation:** The extension is out of scale and mass with the property, with an unacceptably large flat roof. The enormous dormer right across the back is not subservient nor in proportion to the existing size and scale of the house. We suggest that IoWC should refuse this application.

## 6. To consider the following applications

6.1 23/00269/TW War Memorial High Street Bembridge Isle Of Wight  
Removal of 3 dead trees for safety reasons: Tree in memorial plantings Tree against fence Tree behind bus stop.

**Noted**

## 7. IOWC planning decisions

**7.1 Granted –**

**7.2 Refused –**

**7.3 Withdrawn –**

**7.4 Appeals –**

**8. Enforcement –** There are no new registered enforcements

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

Meeting Closed 6.40pm