



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



Minutes of the Planning Committee meeting held at 5.30pm on Wednesday 16th February 2022 in Bembridge Village Hall

Present: Cllr L White (Chair), Cllr M Sullivan, Cllr M Groom, Cllr L Mitchell, Cllr J Lake and Mr M Pink (Clerk)

Public: 1 member of the public present

PUBLIC FORUM: A member of the public asked the committee about the lack of consistency regarding planning within the Bembridge Harbour area (Kings Close). The Chair suggested that the PC write to the IW Council Planning Department for clarification specifically with regard to the rooflines.

1. To receive apologies for absence

Cllr J Chapman gave his apologies due to work commitments. Not accepted by the Committee

2. To receive any pecuniary or other interests relating to items on the agenda

Cllr Mitchell declared a personal interest in 21/01981/RVC: Ledge House, 27 Paddock Drive, Bembridge

All Councillors present declared an interest in 22.00137/FUL: Bembridge Recreation Ground, Steyne Road Bembridge

3. To receive for approval minutes of the meeting held on 19th January 2022

Proposed by Cllr Sullivan, seconded by Cllr Mitchell

All Agreed

RESOLVED: Approved minutes of the meeting held on 19th January 2022 and duly signed by the Chair.

4. To receive for approval minutes of the meeting held on 2nd February 2022

Proposed by Cllr Groom, seconded by Cllr Sullivan

4 for 1 Abstention

RESOLVED: Approved minutes of the meeting held on 2nd February 2022 and duly signed by the Chair.

5. To consider planning applications advertised in press list 4th and 11th February 2022

Ref	Location	Proposal
22/00046/HOU	6 Harbour Strand, Bembridge, PO35 5NP	Proposed extension at second floor level with terrace; new first floor terrace; extension at lower ground floor level; alterations
BNDP: D1, D2, D4, EH1 and Island Plan DM2 The design of this extension is not complimentary, detracts from the character of the property and is not subservient in size and scale and therefore not compliant with BNDP Policies D1, D2 and EH1. The proposed balcony does not comply with BNDP Policy D4 and the proposal to add a parking space in front of the building is dangerous as access is close to a bend and a bus stop. The Committee feel that Island Roads should be consulted on this matter. Proposed by Cllr Mitchell, Seconded by Cllr White All Agreed RESOLVED: Recommend Refusal as not compliant with BNDP Policies D1, D2, D4, EH1 and Island Plan Policy DM2		

22/00082/HOU	Rosemary Cottage, Hillway Road, PO35 5PJ	Demolition of conservatory; proposed single storey rear extension; change of material finish
BNDP: D2 The committee agreed that the extension was an improvement on the current structure and would create less light pollution. The plans display good design and materials and it is therefore compliant with BNDP Policy D2 Proposed by Cllr Mitchell, Seconded by Cllr Sullivan RESOLVED: Recommend Approval as compliant with BNDP Policy D2 All in Favour		
21/01981/RVC	Ledge House, 27 Paddock Drive, Bembridge, PO35 5UL	Variation of condition 2 on 21/00769/FUL to allow alterations to window positions, additional windows and utility door; alterations to front entrance porch canopy; removal of services intake room (revised plans) (amended description) (re-advertised application)
BNDP: EH3 A previous application for this site was considered at the Planning Committee meeting on 3 rd November 2021 and the recommendation was for refusal. This variation does not improve the application. There are still an unacceptable number of Velux windows which does not enhance or protect the rural characteristics in the AONB and therefore not compliant with BNDP Policy EH3. Dark Wight Skies stated that light pollution has an adverse effect on the environment. Proposed by Cllr Sullivan, Seconded by Cllr Groom RESOLVED: Recommend Refusal as not compliant with BDNP policy EH3 and Dark Wight Skies policies 3 in favour 2 abstentions		
22/00137/FUL	Bembridge Recreation Ground, Steyne Road, Bembridge, PO35 5UL	Construction of ball stop nets
Bembridge Parish Council will not be commenting on this application. Application noted		

6. To note planning decisions from Isle of Wight Council for the period 4th to 11th February 2022

Ref	Location	Proposal	PC Decision	IWC Decision
21/02407/CLPUD	66 High Street, Bembridge, PO35 5SF	Lawful Development Certificate for proposed outbuilding to form gym and home office; swimming pool	N/a	Granted 25/01/2022
21/02429/CLPUD	Dormers, Mitten Road, Bembridge, PO35 5UP	Lawful Development Certificate for proposed replacement dormer window	N/a	Granted 27/01/2022
21/02391/RVC	11 Forelands Field Road, Bembridge, PO35 5TP	Variation of condition 1 on 21/00897/FUL to allow reduction in roof glazing consented to ground floor eastern elevation by 2.1m2 to offset for two additional "conservation style" roof light	Approved	Granted 04/02/2022

		windows each 0.24m2 (totalling 0.48m2) in garage building		
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7. To note correspondence on Planning matters

- IWC Treeworks: 21/02211/TW: 5 Woodnutt Close, Bembridge/ PO35 5YF – Hornbeam – Reduce top canopy overhang by 2m and thin by 15%

8. To agree date of the next meeting

Confirmed 2nd March 2022, 5.30pm in the Village Hall

Meeting closed: 6.13 pm

Signed:

Dated: