



# 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 on Wednesday 15<sup>th</sup> February 2023 at 5.30pm in Bembridge Village Hall

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

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

**Public:** None

Public Forum:

**1. Apologies for Absence** – apologies received from Cllr C Adams

**RESOLVED** – Apologies accepted

**2. Declarations of Interest:** None

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

**RESOLVED:** the committee agreed the minutes of 1<sup>st</sup> February 2023 Planning Committee Meeting

**4. Matters arising from the Meeting of the Planning Committee held on 1<sup>st</sup> February 2023**

There were no matters arising.

## **5. Applications**

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

23/00072/HOU Flat 3 Old Bembridge House Kings Road Bembridge Isle of Wight PO35 5NT

Proposed replacement of 4 sash windows at first floor level with 4 UPVC sash windows

**RECOMMENDATION:** We suggest that IOWC should refuse this application on the grounds that the property is in our conservation area. The windows should be replaced with double glazed wooden frames.

5.2 23/00103/ADV Bembridge Council Chambers 7 High Street Bembridge Isle of Wight PO35 5SD  
Retention of non-illuminated fascia sign and two non-illuminated A4 signs

**RECOMMENDATION:** We suggest that IOWC refuse this application on the grounds that the large sign is obtrusive and not in keeping with the conservation area. We have no concerns about the smaller signs. We should also point out that the address of this property is just 7 High Street as the Parish Council Chambers are not there and the address was changed in 2007

5.3 23/00144/CLPUD Shell Cottage Ducie Avenue Bembridge Isle of Wight PO35 5NE

Lawful Development Certificate for proposed side extension

**RECOMMENDATION:** We suggest that IOWC give permission.

## **6. To consider the following applications**

6.1 6.1 23/00020/TW Oak House Lane End Road Bembridge Isle Of Wight PO35 5SZ

Chestnut - Request to lower, pollarding to same height as the Lime trees. To increase light below.

**Noted**

- 6.2 23/00047/TW Land North of Steyne Road Bembridge Isle of Wight  
T2; (T1 on TPO)- Oak (large mature dominant specimen, situated on boundary in close proximity to neighbouring properties) - Removal of dead wood and crown retrenchment by approximately 3m in accordance with meeting with Jerry Willis on 11th January 2023.  
T3; (T2 on TPO); Oak - Large mature dominant specimen - Removal of dead wood and selectively prune lower limb over hanging neighbouring property and then rebalance crown by removing lower limb to the south. In accordance with meeting with Jerry Willis on 11th January 2023.  
Both of these specifications have been produced in consultation with Jerry Willis following refusal of works to trees subject to TPO (ref. 22/01756/TW) and differ from the proposals in the Visual Tree Assessment (ref 00568-1-2022) attached to this application from RG Tree.  
**Noted**
- 6.3 23/00055/TW Land To The Rear Of The Garland Ducie Avenue Bembridge Isle Of Wight PO35 5NF  
\*\* FIVE DAY NOTICE \*\* (received 13th Jan 2023)  
T1 & T2; Sycamores - Fell to ground level - both trees are dead and dangerous - trees identified by Jerry Willis tree officer.  
**Noted**
- 6.4 23/00091/TW Eveonlode Swains Road Bembridge Isle of Wight PO35 5XS  
Thin the crown by 20% / containment prune.  
To include the removal of the first crown limb to the south east extending towards the neighbouring property and the owners garage.  
Prune back by approximately 2m, back to large sound growth positions the mid height crown towards the eastern house side of the tree.  
Prune back any remaining extended limbs to match and shape the lower and mid-range crown.  
Reasons: the tree is dense and vigorous and is extending out towards structures and adjacent properties, so pruning now will improve the shape and form of the tree for the future.  
**Noted**
- 6.5 23/00092/DIS Myrtle House Ducie Avenue Bembridge Isle of Wight PO35 5NE  
Condition compliance application on 21/02527/HOU relating to condition 3 (Tree Protection) to be discharged  
**Noted**

## 7. IOWC planning decisions

### 7.1 Granted – 22/02075/TW 47 Foreland Road Bembridge Isle of Wight PO35 5XN

T1 Lime (Tilia Cordata) Dismantle, Tree has failed onto a car recently so has been made safer but brackets of Artists Fungus (Ganoderma) present on stem

### 22/02182/HOU 3 Frampton Way Bembridge Isle of Wight PO35 5XX

Demolition of garage; proposed extension & veranda

### 22/02162/HOU 10 Trelawny Way Bembridge Isle of Wight PO35 5YE

Demolition of conservatory; proposed two storey side and single storey rear extension

### 22/02166/RVC Elms Residential Home Swains Road Bembridge Isle of Wight PO35 5XS

Variation of condition 2 on P/00909/15 to allow alterations to be made so the units are in compliance with Part M of the building regulations

### 22/01227/FUL Ely Place Swains Road Bembridge Isle Of Wight PO35 5XR

Demolition of bungalow; proposed replacement dwelling

### 22/02253/HOU 16 Egerton Road Bembridge Isle of Wight PO35 5RF

Proposed replacement single storey rear extension

### 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:

- There is a new enforcement policy issued by IOWC out for consultation. Do we wish to comment?  
We do not wish to contribute to the buy in an enforcement officer. Clerk will read the policy in depth and let Councillors know what her thoughts are.
- Report on the IWALC meeting Cllr Paul Fuller spoke about the current situation with NPPF and IP. He explained the IP had been delayed until June because of 2 main areas being discussed: that islands with elderly populations should not be subject to the same housing needs as the main land; and the weighting of greenfield sites. As we have 2 greenfield sites that are under threat this is very relevant to Bembridge.
- IWALC alternate between representation and topics each month. The next meeting in Feb is topic related and is going to be on housing. Clerk and Councillors are all invited to attend. The topics are:
  1. Second homes and holiday homes: how are these being addressed in the DIPS and/or by legislation. – led by James Brewer/ Ollie Boulter – Planning Department
  2. Empty properties on the island. – led by Dawn Lang – IWC Housing Officer
  3. How is the new IWC Housing Company developing? -led by Dawn Lang IWC Housing Officer
  4. The new planning enforcement strategy. – led by Russell Chick -IWC Planning Officer.

Meeting Closed 6.25pm