



# 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

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Minutes of the Planning Committee Meeting held on Wednesday 18<sup>th</sup> January 2023 at 5.30pm in Cloisters

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

**1. Apologies for Absence** Apologies were received from Cllr C Adams and it was:

**RESOLVED:** to accept the apologies

**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 21<sup>st</sup> December 2022 Planning Committee Meeting

**4. Matters arising from the Meeting of the Planning Committee held on 21<sup>st</sup> December 2022**

There were no matters arising.

## **5. Applications**

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

5.1 22/02073/FUL Raffles 58 Steyne Road Bembridge Isle of Wight PO35 5SL

Demolition of building; construction of block of 9 flats (revised scheme)

**RECOMMENDATION:** We feel the developer has addressed some of our previous concerns although we still have some concerns.

construction implications will exist

Surface run off is still a concern

the brick pavers to slow down the traffic will be extremely noisy in a residential area

there is no amenity area

the bin store is inadequate

scaffolding during construction cannot block the neighbours driveways

car parking - the area is very congested and this development will cause more issues

We feel the developer has produced a good quality plan.

It is developing a brown field site which can only be an improvement.

2 extra car parking spaces for visitors is good but we are concerned that overspill parking should not use Steyne Park car park which is for the users of the park including in the evenings.

We would like conditions

car parking has a permeable membrane surface

Parking in Steyne Park car park is not allowed

Any s106 monies ring fenced for traffic calming in Steyne Road and Lane End Road.

Plan supports policies

BNDP EH1

BNDP D1

BNDP H1  
BNDP OL1  
BNDP GA1  
SP (DM17)

5.2 22/02253/HOU 16 Egerton Road Bembridge Isle of Wight PO35 5RF

Proposed replacement single storey rear extension

**RECOMMENDATION:** This supports BNDP D2 and BNDP GA1.

Our recommendation is that IoW Council give permission.

We would like to see adequate off-road parking provided.

## 6. Tree Works

The committee considered the following applications

6.1 Ref. No: 23/00012/TW 69 High Street Bembridge Isle of Wight PO35 5SF

T1; Mimosa - Remove T2; Apple - Remove As part of a full renovation works of the property and garden. The mimosa is large and dominating the small garden.

No concerns

6.2 Ref. No: 22/02268/TW Dove Cottage Swains Lane Bembridge Isle of Wight PO35 5ST

1 Lime Tree: To remove lower branches in order to have the crown raised to 5 to 6 metres above ground level to allow more light for growth of the underplanting beneath the tree

No concerns

## 7. IOWC planning decisions

**7.1 Granted –** 22/01682/TW Land Rear Of 5 To 7 Meadow End And To The South Of Love Lane Bembridge IoW T45 - Holm oak Works: Remove the tree

22/01846/TW Beach Lodge Beach House Lane Bembridge Isle of Wight PO35 5TA 7 x Lime trees – Re-pollard to previous points. Amended proposal 12/12/2022 to include: T2; Silver birch - Remove to near ground level, as it has died. T3; Bay hedge - Reduce by 2-3m, to keep it a nice shape. T4; Bay tree (behind silver birch) - Reduce by 30%, as its getting too large

22/01997/TW Anchor Cottage Love Lane Bembridge Isle of Wight PO35 5YD Magnolia - overall 30% reduction

22/01973/TW Laburnum Cottage Station Road Bembridge Isle Of Wight PO35 5NN Ash - Pollard at approx. 3.5m. This tree is showing early signs of 'dieback' infection. I have recommended pollarding in an attempt to save the tree and (if it succumbs) make it safe as a habitat asset.

22/01764/TW 94 High Street Bembridge Isle of Wight PO35 5SF Oak tree - 4 -5m reduction on house side of tree (see submitted photos showing marks for reduction). The tree currently poses a danger to 3 of the neighbouring parking areas and they have complained and requested that this is rectified as they are very concerned that the tree can cause multiple damage to all three neighbours' vehicles as clearly shown in the attached photo. The tree also overhangs the named property and fills the gutters up with debris blocking up the drains.

**7.2 Refused –** 22/01756/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) - Heavy reduction (pollard by at least 8 - 9 m with tree retention in mind). Dysfunctionality and die back of the upper periphery of the canopy; wounding and decay and bark delamination on the SW side of the stem poor sound return on stem from 0-1m - specifically on SW side). T3; (T2 on TPO); Oak - Large mature dominant specimen; Heavy reduction (pollard by at least 8 - 9 m with tree retention in mind). Dysfunctionality and die back of the upper periphery of the canopy; much dead wood with stag headed appearance

**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:**

It was noted that:

- The IoW Council were planning on delaying the IPS until National Planning Policy changes were agreed.
- Parish on-line. BPC are looking at joining this, it is free because of our BHIB insurance. It is a useful tool for planning items: TPOs, green spaces; planning history of a building for example. Cllr Stoddart-Stones does a free demonstration every Monday for Parishes. A link for the NALC bulletin explaining the system would be sent to Councillors.

Meeting Closed 6.10pm