



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 5.30 pm on

Wednesday 16th November in Bembridge Village Hall

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

Public: No Members of the public present

PUBLIC FORUM: - There will be up to 15 minutes available for public questions – None

In the absence of a Clerk, the Chair requested a nomination for a Cllr to take the Minutes

Cllr Groom proposed Cllr Sullivan, seconded by Cllr Adams. All agreed

1. To receive apologies for absence

All present

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

None received

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

Minutes of the meeting held on 19th October 2022 were approved and duly signed by the chair

Proposed: Cllr Groom, Seconded: Cllr Mitchell. All in favour

4. To consider planning applications advertised in the press lists between 21st October 2022 and 11th November 2022

Reference	Location	Proposal
22/01360/FUL.	Land at & rear of 62 Steyne Road, Bembridge, Isle of Wight.	Proposed development creating three detached houses, alterations to access road(revised plans)(re-advertised application)
BPC supported the previous application subject to comments on landscaping and trees. The revised application shows amendment to protect a large tree hedges. Also increase to turning circle to make egress and access easier.		

Revised scheme complies with BNDP D1, D3, GA1. BPC recommends approval – proposed by Cllr Groom, seconded by Cllr Adams All in favour		
22/01836/HOU	10 Queens Rd, Bembridge Isle of Wight	Proposed first floor extension to include Juliette balcony on south elevation: alterations to sunroom roof and relocation of sunroom double doors.
Queens Rd is a un made up road. No 10 is an end of terrace property, the proposed work will have no impact on neighbours. The committee determined that the Juliette balcony would not cause any overlooking so complied with BNDP policy D4. The extension was of good design and subservient to the property hence complying with policy BNDP policy D2. Design and access statement was comprehensive and extension meets recent Disability Discrimination legislation. The small pitched roof extension improves the appearance of the property design. Scheme complies with BNDP policies D2 & 4 BPC recommends approval - proposed by Cllr Mitchell, seconded by Cllr Adams All in favour		
22/01918/FUL	Brae Lodge, Swains Road, Bembridge, Isle of Wight PO35 5XS	Replacement dwelling
This is the 3 rd application for this property & BPC planning committee approved the 2 nd application. This application further reduces the size and scale of the replacement dwelling and move it further away from the neighbouring property Driftwood. This application comprehensively address the reasons for previous refusals. The application is of good design, reflects the size, height, mass and scale of the exiting dwelling and will fit into the street scene. It provides an appropriate level of landscaping which enhances and compliments the character of the local area. Therefore the application complies with BNDP D1. The replacement dwelling is proportionate to the size of the site and the existing dwelling so complies with BNDP D3. The car parking area remains the same providing adequate parking for a 4 bedroom house complies with BNDP GA1. BPC recommend approval as compliant with BNDP policies BNDP D1, D3 & GA1 Proposed by Cllr Sullivan, seconded by Cllr Davis All in favour		

5. To note planning decisions from the Isle of Wight Council for the period 21st October 2022 to 11th November 2022

Reference	Location	BPC	IOW
22/01237/HOU	Tyne Hall, Love Lane, Bembridge, Isle of Wight, PO35 5NH	Approved	GTD
22/00288/HOU	47 Howgate Rd, Bembridge, Isle of Wight PO35 5QN	Approved	GTD
22/01083/RVC	69 High Street, Bembridge, Isle of Wight PO35 5SF	N/A	GTD

22/011480/HOU	2, Harbour Strand, Bembridge, Isle of Wight PO35 5NP	Refused	GTD
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6. To note correspondence on planning matters

Cllr Liz White, Chair of BPC and Chair of Planning Committee, contacted the Conservation Officer regarding signage in Bembridge Conservation Area, in particular advertising signs at 5/7 High Street. In response the IWC stated that given the backlog of Enforcement cases currently on file at the IWC, it was considered that the signage identified, was not sufficiently damaging, to warrant investigation by the Enforcement Team.

BPC had written to IOW Re the white Wight Fibre cabinets In the central village conservation area and elsewhere in the village. All cabinets in the conservation area will be changed and also some of the others but details of those are not available at this time. Wight Fibre were thanked for filling in the trench around the War Memorial to allow the services to be conducted.

7. To discuss proposal from Nettlestone and Seaview Parish Council re a combined NE IOW response to Section 19 IPS consultation and agree a way forward.

Following a discussion Cllr Davis proposed that BPC should investigate this but also consider submitting own response and again instructing a planning consultant to write the response. Seconded by Cllr Groom

All in favour

8. To agree date of the next meeting on Wednesday 7th December 2022 at 5.30pm in Village Hall

Meeting ended 6.25pm

Signed:

Date: