



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 Monday 25th April 2022 in Bembridge Village Hall

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

Public: 2

PUBLIC FORUM: A resident spoke about the application for Pitt House and asked the committee to consider its proximity to neighbouring properties and its suitability for the site.

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 6th April 2022

Proposed by Cllr Mitchell, Seconded by Cllr Groom

3 For 2 Abstentions

RESOLVED: Approved minutes of the meeting held on 6th April 2022 and duly signed by the Chair.

4. To consider planning applications advertised in press list 1st and 22nd April 2022

Ref	Location	Proposal
22/00530/FUL	Pitt House, Ducie Avenue, Bembridge, PO35 5NF	Construction of three detached houses, access road, parking and landscaping
BNDP: D1, EH1, EH2 AND EH3 The plans for this application are incorrect. The position of Cliff Cottage is as pre-2016. Cliff Cottage has since been enlarged and is therefore closer to the boundary between Pitt House and Cliff Cottage, thereby, reducing the distance between the proposed plot house (shown as Plot 1) from 18.5m to approx. 12m. This will adversely affect the amenities of the neighbouring residential occupiers through loss of light, outlook and overdominance. Therefore, it is not compliant with BNDP Policy D1. The application does not complement the surrounding development, protect or enhance the characteristics of the Conservation area and is therefore not compliant with BNDP Policies EH1, EH2 and EH3. However, it should be noted that the application is compliant with BNDP Policies OL1, H1 and GA1. Proposed by Cllr White, Seconded by Cllr Mitchell 4 For 1 Abstention RESOLVED: Recommend Refusal as not compliant with BNDP Policies D1, EH1, EH2 and EH3		
22/00557/HOU	Woodpeckers Halt, Swains Road, Bembridge, PO35 5XS	Proposed detached garage
BNDP: D2 There is previous approval for a carport at this site. The building is of small scale and subservient in size and therefore compliant with BNDP Policy D2. The committee did express concern over the need for a skylight		

which would cause unnecessary light pollution and ask the planners to consider its relevance to the application. Proposed by Cllr White, Seconded by Cllr Sullivan All Agreed RESOLVED: Recommend Approval as compliant with BNDP Policy D2		
22/00565/HOU	The Old Court, Swains Road, Bembridge, PO35 5XS	Proposed Roof terrace
BNDP: D4 Following discussions and some difference of opinion, it was proposed that this application should be approved as it would not overlook the adjoining properties and therefore compliant with BNDP Policy D4 Proposed by Cllr Mitchell, Seconded by Cllr Lake 3 For 2 Against RESOLVED: Recommend Approval as compliant with BNDP Policy D4		
22/00568/HOU	Maybrook, Heathfield Road, Bembridge, PO35 5UW	Demolition of carport and rear structure; proposed single storey extension; alterations
BNDP: D2 This application is subservient, of good design and will enhance and improve the look of the main house. Therefore, it is compliant with BNDP Policy D2 Proposed by Cllr Mitchell, Seconded by Cllr Sullivan All Agreed RESOLVED: Recommend Approval as compliant with BNDP Policy D2		

5. To note planning decisions from Isle of Wight Council for the period 1st to 15th April 2022

Ref	Location	Proposal	PC Decision	IWC Decision
22/00137/FUL	Bembridge Recreation Ground, Steyne Road, Bembridge	Construction of ball stop nets	N/a	Granted 28/03/2022
22/00262/FUL	Brae Lodge, Swains Road, Bembridge, PO35 5XS	Demolition of dwelling; proposed detached house with integral garage (revised scheme)	Approved	Refused 31/03/2022
22/00285/RVC	10 Trelawny Way, Bembridge, PO35 5YE	Variation of condition 2 on 21/01104/HOU	Approved	Granted 11/04/2022

All Noted

6. To note correspondence on Planning matters

- IWC Treeworks - 22/00163/TW: Flat 1, Old Bembridge House, Kings Road, Bembridge – Willow: Prune back to previous pruning points – Granted 05/04/2022
Noted
- Letter received from group of residents who are applying to have the old railway track designated as a public bridleway asking for a letter of support from the Parish Council. The Committee agreed that the Clerk should write to the Rights of Way manager at the IW Council.
- Letter received from a resident about having the Wight Fibre boxes changed from white to green or even black. The Committee agreed that the Clerk should write to Wight Fibre asking for the colour of the boxes to be changed.

7. To agree date of the next meeting

Confirmed 18th May 2022, 5.30pm in the Village Hall

Scheduled meeting for Wednesday 4th May 2022 not required

Meeting closed: 6.25pm

Signed:

Dated: