



BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,
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Minutes of the Planning Committee meeting held at 5.30pm on Wednesday 6th April 2022 in Bembridge Village Hall

Present: Cllr L White (Chair), Cllr M Groom, Cllr L Mitchell, Cllr P Kenny and Mr M Pink (Clerk)

Public: 1 member of the public present

PUBLIC FORUM: The member of the public present spoke about their opposition to the proposed annex at Gainsborough Court (22/00427/FUL) as it would have a negative impact on their adjoining property. The committee thanked them for their input.

1. To receive apologies for absence

Cllr J Lake and M Sullivan gave their apologies due to illness. Accepted by the committee

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

Cllr White declared a personal interest in 22/00427/FUL: Gainsborough Court, Lane End Road, Bembridge, PO35 5SZ

3. To receive for approval minutes of the meeting held on 16th March 2022

Proposed by Cllr Groom, Seconded by Cllr Mitchell

3 For 1 Abstention

RESOLVED: Approved minutes of the meeting held on 16th March 2022 and duly signed by the Chair.

4. To consider planning applications advertised in press list 18th and 25th March 2022

Ref	Location	Proposal
22/00386/HOU	35 Beachfield Road, Bembridge, PO35 5TN	Proposed detached outbuilding
BNDP: D1, D2, EH1 and DM12 This property lies within the AONB. The application is for a single dwelling which is small in scale and would be subservient to the main building and therefore compliant with BNDP Policy D2. It is of good design, compliments and enhances the existing surrounding development and improves the built environment, therefore compliant with BNDP Policies D1 and EH1. Due to the material used for the roofing, it also complies with Island Plan Policy DM12 Proposed by Cllr Mitchell, Seconded by Cllr Kenny All Agreed RESOLVED: Recommend Approval as compliant with BNDP Policies D1, D2, EH1 and Island Plan Policy DM12		
22/00390/HOU	12a Rolfs Close, Bembridge, PO35 5RL	Proposed single storey extensions to side and rear of property
BNDP: D2 The application is for a large extension with a flat roof but there are other flat roofs in the immediate area and therefore fits with the built environment. It is not great architecturally but there are not really any grounds to object as it is compliant with BNDP Policy D2.		

Proposed by Cllr Groom, Seconded by Cllr Mitchell All Agreed RESOLVED: Recommend Approval as compliant with BNDP Policy D2		
22/00305/LBC	North Wells, Ducie Avenue, Bembridge, PO35 5NF	Proposed replacement window
BNDP: There are no indications of what material will be used but the colour (Black) and design should remain the same. There is no issue with it being double glazed bearing in mind energy conservation. Proposed by Cllr Kenny, Seconded by Cllr Groom All Agreed RESOLVED: Recommend Approval as long as colour and design remain the same		
22/00427/FUL	Gainsborough Court, Lane End Road, Bembridge, PO35 5SZ	Proposed detached self-contained annex
BNDP: D1 (a) (b) (c), D3, EH1 The proposed dwelling would be extremely close to the neighbouring properties of Spinnaker and to a lesser extent, Seascape. It will be over dominant, denying them light and outlook. It does not complement the existing surroundings or the existing character of the locality. Therefore, it is not compliant with BNDP Policies D1 and EH1. It does not reflect the existing character of its locality and gives the appearance of cramped or squeezed development and therefore not compliant with BNDP Policy D3. The committee felt that the word annex in the description is disingenuous as the building is a large, detached and self-contained dwelling and therefore concern is that it will become a separate entity. Island Roads have also commented on the use of the building as a separate dwelling and/or holiday let due to the intensification of vehicle use this would create. The application does comply with BNDP Policy GA1 as there is sufficient parking. Proposed by Cllr Groom, Seconded by Cllr Mitchell All Agreed RESOLVED: Recommend Refusal as not compliant with BNDP Policies D1 (a) (b) (c), D3, EH1		

5. To note planning decisions from Isle of Wight Council for the period 4th to 25th March 2022

Ref	Location	Proposal	PC Decision	IWC Decision
22/00082/HOU	Rosemary Cottage, Hillway Road, Bembridge, PO35 5PJ	Demolition of conservatory; proposed single storey rear extension; change of material finish	Approved	Granted 10/03/2022
22/00025/OWC	Land adjacent to Popes Cottage, Steyne Road, Bembridge, PO35	Ordinary watercourse consent for diversion of existing drainage ditch to include new headwall and retaining wall	N/a	Refused 10/03/2022
22/00065/CLPUD	Belgrove House, Ducie Avenue, Bembridge, PO35 5NE	Lawful Development Certificate for proposed rear and side single storey extensions	N/a	Granted 16/03/2022
22/00046/HOU	6 Harbour Strand, Bembridge, PO35 5NP	Proposed extension at second floor level with terrace; new first floor terrace; extension at	Refused	Granted 16/03/2022

		lower ground floor level; alterations (revised plans)		
21/01981/RVC	Ledge House, 27 Paddock Drive, Bembridge, PO35 5TL	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)	Split	Granted 24/03/2022
21/01504/FUL	Land adjacent to Popes Cottage, Steyne Road, Bembridge, PO35	Proposed temporary 3-year consent for use of land as compound area in association with application 21/00695/FUL to include siting of containers and parking (revised plans)	Refused	Granted 24/03/2022

All Noted

6. To note correspondence on Planning matters

- 22/00137/FUL: Bembridge Recreation Ground, Steyne Road, Bembridge – Planning permission granted to Bembridge Parish Council for the erection of ball stop nets
- IWC – TPO – Confirmation of order 21/00039/TPO: Land South of Steyne Road, Bembridge
- IWC – TPO – Confirmation of order 21/00041/TPO: Land North of Steyne Road, Bembridge
- The Chair received correspondence from a resident concerned with the situation at Love Lane. The committee agreed that the Parish Council should write to the Planning Officer expressing their concerns about the site.
- The Chair also stated that she was asked to take a look at a property called Star Sapphire which has been the subject of a recent planning application. The issue is with the entrance to the garage which is extremely narrow and transgresses a verge that is not in the ownership of Star Sapphire. The Committee agreed to write to the Planning officer to ascertain whether the house is in the right place and clarify ownership of the verge.
- The draft Island Plan has been issued and circulated to Councillors. Cllr Robinson will raise issues with the scrutiny committee. BPC were concerned that the IW Planning Department had not addressed objections made to the first draft & would submit question to Scrutiny committee, Bembridge Parish Council has been advised to subject representations in 150 words noting the reductions in stock and the extension of the settlement boundary.

Noted

7. To agree date of the next meeting

Confirmed 20th April 2022, 5.30pm in the Village Hall

Meeting closed: 6.22pm

Signed:

Dated: