



# 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 Wednesday 5<sup>th</sup> January 2022 at Bembridge Village Hall

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

**Public:** 28 Members of the Public in attendance

### PUBLIC FORUM:

A member of the Build a Better Bembridge group made a statement opposing the potential development at Hillway / Steyne Road. He stated that they were not against development but they fully supported the Bembridge Neighbourhood Development Plan as it sought to protect the village and maintain the status. The ward councillor made people aware of the deadline of 12<sup>th</sup> January 2022 for comments on the Hillway / Steyne Road Development and that they should back the Bembridge Neighbourhood Development Plan. A member of the public remarked that there had been no response from Southern Water to the Hillway / Steyne Road application in their role as a statutory consultee.

The Chair read out an e-mail received from a resident unable to attend.

A member of the public asked about corrections to the minutes of the previous meeting. The Chair stated that the minutes are a matter for the council to approve. A question was also asked about setting up a sub-committee and budget for dealing with contentious planning applications. The Chair gave a response at the meeting.

A resident asked a question about flooding at Steyne Cross and Island Roads inadequate response to the Hillway / Steyne Road Application. The suggestion was double yellow lines on Steyne Road. Also that any s106 money generated should be ringfenced for use by Bembridge.

### 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 15<sup>th</sup> December 2021

Proposed by Cllr Groom, seconded by Cllr Mitchell

All Agreed

**RESOLVED:** Approved minutes of the meeting held on 15<sup>th</sup> December 2021 and duly signed by the Chair.

### 4. To consider planning applications advertised in press list 17<sup>th</sup> and 24<sup>th</sup> December 2021

Ref	Location	Proposal
21/01884/FUL	Land off Hillway and Steyne Road, Bembridge	Proposed development of 57 dwellings, means of access off Hillway Road and Steyne Road associated landscaping and infrastructure
<b>BNDP: OL1, OL2, H1, EH1, EH3, EH4 and D1, SP1, DM3, DM12 and DM14</b> This application was discussed at length by the committee. It is not a community-led application nor is it supported by the community and it displays total disregard for the Bembridge Neighbourhood Development		

Plan. It fails to comply with BNDP Policies OL1, OL2, H1, EH1, EH3, EH4, D1(c) and the Isle of Wight Core Strategy Policies SP1, DM3, DM12 and DM14 for the following reasons

OL1 – This policy states that developments should be of 1-9 units which should provide clarity to the developer. They should be of a size and scale appropriate to the character of Bembridge and supported by the community. 57 units shows total disregard for this policy and the thoughts of the community and there is no local support for it.

OL2 – The development does nothing to protect the existing character of the undeveloped areas of Bembridge and cannot be regarded as “small scale development”

H1 – This development is not of a smaller scale and the dwellings are designed as large dwellings and are unlikely to be suitable and/or affordable for local and younger families.

EH1 – This development does not respond positively to the local character of the environment and will not provide a good standard of amenity for existing or future occupants

EH3 – This scheme does not identify any rural need and will not contribute to the rural economy.

EH4 – This development will cause the loss of Woodland, Trees and Hedgerows that contribute positively to the character and amenity of the area without an overriding need being demonstrated.

D1 – There is no protection for the surrounding rural landscape and this development has an unacceptable urbanising effect. Occupiers of the proposed dwellings are likely to be adversely affected through overlooking, loss of light or outlook, over dominance or disturbance. There is no landscape impact statement for this application either from the SHLAA or from the developer.

DM3 – This development does not provide an appropriate or balanced mix of housing types to meet the local housing requirements.

DM14 – Although the site is designated as a low risk of flooding from sea / river sources, it is a medium risk from surface and rainwater. Steyne Road / Steyne Cross has been adversely affected recently and there is anecdotal evidence available to prove that this is ongoing and this development will only exacerbate the problem that already exists. There is already a Section 19 investigation into localised flooding being carried out by the IW Council.

The general infrastructure of Bembridge is not robust enough to support the scale and position of this development. There is no doctor's surgery and one primary school that is currently oversubscribed. There are insufficient public transport links and the occupiers of these dwellings will be wholly reliant on cars (57 dwellings with 2 parking spaces = 114 cars). Also, the size of the parking spaces per unit are inadequate for 2 cars to be parked side by side and therefore occupants will be forced to park kerbside which will create potential “pinch points”. This in turn highlights the issue of sustainability as this development does nothing to support the low wage / low skill economy and the occupants of these dwellings will need to travel for work creating further reliance on cars.

The application also proposes a pedestrian access point to Steyne Park and a potential breach of the boundary. This was refused in the previous application for this site and Bembridge Parish Council remains opposed to any unauthorised access onto its property.

It should also be noted that the proposed site is within the Solent SPPR Buffer Zone and reports should be obtained from the likes of Natural England and the RSPB.

The Parish Council wish it to be noted that they are not pleased with the process surrounding this application. There was a delay in validation and publication which led to the application being advertised over the Christmas break when no Parish Councils or groups meet. There were problems accessing the plans online via the IW Council Planning Portal and even when we asked for hard copies, the IW Council could only produce half of the plans at a cost. The committee agreed to write to the IW Council subsequently expressing their disgust at the way the whole application process has been handled.

Proposed by Cllr Sullivan, Seconded by Cllr Kenny

All Agreed

**RESOLVED: Recommend Refusal as not compliant with BNDP Policies OL1, OL2, H1, EH1, EH3, EH4 and D1, SP1, DM3, DM12 and DM14**

21/02391/RVC	11 Forelands Field Road, Bembridge, PO35 5TP	Variation of condition 1 on 21/00897/FUL to allow reduction in roof glazing consented to ground floor eastern elevation by 2.1m2 to offset, for 2 additional “conservation style” roof light windows each 0.24m2 (totalling 0.48m2) in garage building
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**BNDP:**

This application is for 2 roof lights in the garage roof and an area of roof glazing omitted and replaced with lead on the main house. This will result in an overall reduction of the glazed area.

Proposed by Cllr Groom, Seconded by Cllr Kenny

All Agreed

**RESOLVED: Recommend Approval**

## 5. To note planning decisions from Isle of Wight Council for the period 11<sup>th</sup> to 17<sup>th</sup> December 2021

Ref	Location	Proposal	PC Decision	IWC Decision
21/02180/1APA	6 Brook Furlong, Bembridge, PO35 5QR	Prior approval for proposed single storey rear extension	Approved	Part Granted 10/12/2021
21/02062/HOU	9 Steyne Road, Bembridge, PO35 5UH	Replacement garage and entrance porch	Approved	Granted 15/12/2021

## 6. To note correspondence on Planning matters

- IWC Treeworks: 21/01808/TW: Lincoln Way Pond, Lincoln Way, Bembridge – Tree 11 Salix Caprea – Crown lift to 5m; Tre 12 Salix Alba – Reduce crown by 5m
- IWC Treeworks: 21/01706/TW: The Garland, Ducie Avenue, Bembridge – T1 Poplar Tree – 50% Pollard; T2 Poplar Tree – reduce by 20% (making it even to the current canopy of T3 and T4); T3 Poplar Tree – No action required; T4 Poplar Tree – Remove foliage on the topside of lateral limb reaching towards the sea. Reasons for work - safety
- IWC Treeworks: 21/00984/TW: Swains House, Swains Road, Bembridge – T1 Pine – Reduce back to good growth lowest overhanging limb. Massively overweighted. T2 Leaning White Poplar – Remove. Poor specimen. T3 Sycamore – Reduce by approximately 50% to prevent becoming a nuisance (neighbouring tree). T4 Sycamore – Remove to allow Holm Oak to thrive. T5 Holm Oak – Crown clean. G1 – White Poplar Group – Reduce overextended limbs and 30% canopy volume reduction to make safe and allow light to understory. G2 Mixed Species group – Crown clean where necessary and remove dead, dying and dangerous trees that threaten the footpath.
- IWC Treeworks: 21/01739/TW: Suffolk House, Ducie Avenue, Bembridge – T1 Sycamore – Fell to near ground level (too young to be protected by the TPO). T2 London Plane – Reduce overall by approximately 30% back to good growth points.

## 7. To agree date of the next meeting

Confirmed 19<sup>th</sup> January 2022, 5.30pm in the Village Hall

**Meeting closed: 6.38 pm**

**Signed:**

**Dated:**