



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 5.00pm on Wednesday 1st September 2021 in Bembridge Village Hall

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

Public: 2 members of the public present

Public Forum – There will be up to 15 minutes available for questions from members of the public

A letter had been circulated to committee members by the occupants of Driftwood on Swains Road about the application for Brae Lodge. They were also in attendance and re-iterated the reasons for their objection to the plan.

1. To receive apologies for absence

Cllr Chapman was not present at the meeting

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

Cllr White declared a personal interest in 21/01612/HOU: Pump Lane Cottage, Pump Lane, Bembridge

3. To receive for approval minutes of the meeting held on 11th August 2021

Approval Proposed by Cllr Sullivan. Seconded by Cllr White

RESOLVED: Approved minutes of the meeting held on 11th August 2021 and duly signed by the Chairman
All in favour

4. To consider planning applications advertised in press lists the 13th, 20th and 27th August 2021

Ref	Location	Proposal
21/01497/RVC	Moreton Lodge, Ducie Avenue, Bembridge, PO35 5NE	Variation of condition No 1 on 19/01460/HOU to allow retention of first floor cladding
BNDP: EH2 Although not listed as such, this property is within the conservation area. The cladding is made of sustainable material and is weathering well allowing it to blend into the rest of the property. Therefore, it is compliant with BNDP Policy EH2 RESOLVED: Recommend Approval as compliant with BNDP Policy EH2 All Agreed		
21/01542/FUL	Brae Lodge, Swains Road, Bembridge, PO35 5XS	Demolition of dwelling; proposed detached house with integral garage
BNDP: D1, D3, D4, EH1, GA1 This application represents a very large replacement dwelling which is not relevant in size to the plot and is not subservient in size and scale to the existing building. It is also out of character with the surrounding area and therefore, it fails to comply with BNDP Policies EH1 and D3. It is over dominant in size, height and scale and would adversely affect the amenity of the adjacent property through overlooking and loss of light.		

<p>Therefore, it does not comply with BNDP Policy D1. The proposed balcony will directly face the adjoining property and will therefore be overlooking and fails to comply with BNDP Policy D4. However, the application does comply with BNDP Policy GA1 in that it provides ample provision for parking.</p> <p>RESOLVED: Recommend Refusal as not compliant with BNDP Policies D1, D3, D4 and EH1</p> <p>All Agreed</p>		
21/01612/HOU	Pump Lane Cottage, Pump Lane, Bembridge, PO35 5NG	Retention and completion of new roof and fenestration to the kitchen
<p>BNDP: D1 and D2</p> <p>This is a retrospective application as the roof, kitchen window and door have all been installed. However, what has been installed bears little resemblance to the submitted plans. The window shows a double paned unit whereas what has been inserted is a four-pane unit. The angle of the roof appears to be shallower in reality than it looks in the plan and the proposed new door is of an alternative design. Having said that, the application as it stands is compliant with BNDP Policies D1 and D2</p> <p>RESOLVED: Recommend Refusal as plans do not accurately reflect what has already been built</p> <p>All Agreed</p>		

5. To note planning decisions from Isle of Wight Council for the period 16th July to 20th August 2021

Ref	Location	Proposal	PC Decision	IWC Decision
21/01104/HOU	10 Trelawny Way, Bembridge, PO35 5YE	Demolition of conservatory; proposed two storey side extension and single storey rear extension	Refused	Granted 04/08/2021
20/00821/HOU	1 Coastguard Cottages, Culver Down Road, Bembridge, PO36 8QT	Proposed front single storey extension; replacement of rooflights with dormer window to rear; alterations to include new glazed doors to rear; proposed replacement porch	Refused	Granted 05/08/2021
21/01198/HOU	51 Steyne Road, Bembridge, PO35 5SL	Demolition of conservatory and existing extension; proposed single storey extension	Approved	Granted 09/08/2021
21/01298/HOU	3 Swains Villas, Swains Road, Bembridge, PO35 5XT	Proposed single storey wrap around extension (revised scheme)	Approved	Granted 19/08/2021

6. To note correspondence on Planning matters

- IW Council Treeworks – 21/01162/TW: Land at Love Lane (rear of 5 to 8 Meadow End), Bembridge – Revised schedule of works (dated 23/07/2021)
- IWC TPO Confirmation – Land Adjacent to Windy Ridge, Bembridge
- IWC Enforcement – Confirmation of alleged breach of planning permission at 17 Woodnutt Close, Bembridge, PO35 5YF

7. To agree date of the next meeting as 15th September at 5.30pm at the Village Hall

Meeting closed: 5.40pm

Signed:

Dated: