



# BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,  
5 Foreland Road, Bembridge, Isle of Wight, PO35 5XN  
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## Minutes of the Planning Committee meeting held at 2.00pm on Wednesday 11<sup>th</sup> August 2021, remotely, via Microsoft Teams

**Present:** Cllr L White (Chair), Cllr M Sullivan, Cllr L Mitchel, Cllr M Groom, Cllr P Kenny and Mrs J McDade (Clerk)

**Public:** no attendees

### PUBLIC FORUM

Correspondence received from a resident regarding application 21/01504/FUL

**1. To receive apologies for absence**

Apologies received and accepted from Cllr Chapman and Cllr Lake due to work commitments

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

Cllr White declared a personal interest in application 21/01429/HOU

**3. To receive for approval minutes of the meeting held on 21<sup>st</sup> July 2021**

Proposed by Cllr Sullivan, seconded by Cllr Mitchel

**RESOLVED:** Approved minutes of the meeting held on 21<sup>st</sup> July 2021, will be signed by the Chair tomorrow

**4. To consider planning applications advertised in press lists the 23<sup>rd</sup> and 30<sup>th</sup> July and 6<sup>th</sup> August 2021**

Ref	Location	Proposal
21/01429/HOU	Pump Lane Cottage, Pump Lane, Bembridge, PO35 5NG	Proposed alterations to include cladding and external terrace to north elevation
BNDP: D1, D3 and EH1		
No concerns regarding cladding and external terrace as they are not out of character, scale or context with the surrounding area, therefore conform to BNDP policies D1, D3 and EH1		
However, the committee noted that in these plans the pitched slate roof with roof lights resembles the approved plans from January 2021 but the new pitched, hipped & tiled roof, which has been built including changes to windows & new front door reflect the refused application of July 2021. Is a retrospective planning application required to regularise these alterations to the approved plans?		
Proposed by Cllr Sullivan, seconded by Cllr Groom		
<b>RESOLVED: Recommend Approval</b> as conforms with BNDP policies D1, D3 and EH1. Is a retrospective planning application required for the change in style and materials required?		
All in favour		

21/01479/HOU	Land End House, Lane End Road, Bembridge, PO35 5SZ	Proposed extensions and alterations to existing dwelling and outbuildings. The outbuilding proposal consists of a new gym outbuilding to the East of the site, extension to garage to form workshop with a replacement gable end roof with solar panels on the South elevation & to demolish existing garden store to accommodate outdoor kitchen connecting to existing summer house. The main house proposals consist of internal layout changes, an extension at first floor level with replacement gable end roof, a single storey extension & alterations to the single storey roof lines
<p><b>BNDP: D1, D2 &amp; EH1</b></p> <p>Large plot, which is well screened, cannot understand why proposed additions so close to the boundary fences. Proposals for the main house and summer house are well designed and do not impact neighbouring properties therefore conform to BNDP policy D1.</p> <p>The proposed new gym with flat roof, close to the border with neighbouring property does not comply with BNDP Policies D2 and EH1.</p> <p>The proposed alterations to the large garage with pitched roof resulting are an unacceptable increase in roof height, close to neighbouring property which will have a negative impact therefore goes against BNDP policies D2 and EH1.</p> <p>Proposed by Cllr Sullivan, seconded by Cllr Mitchel</p> <p><b>RESOLVED: SPLIT DECISION</b></p> <p><b>Recommend Approval</b> for alternations to main house and summer house as they conform to BNDP policy D1.</p> <p><b>Recommend Refusal</b> for additional outbuilding and changes to garage roof as contrary to BNDP policies D2 and EH1</p> <p>4 in favour              1 abstention</p>		
21/01504/FUL	Land Adjacent to Popes Cottage, Steyne Road, Bembridge	Proposed temporary 3 year consent for use of land as compound area in association with application 20/00695/FUL to include siting of containers and parking
<p><b>BNDP: D1, EH1, EH3 and LW1</b></p> <p>This application is outside the settlement boundary. Large compound a third the size of the approved plot for the development of 9 houses on agricultural land, with cows grazing at the time of this meeting. The approved site is large enough to accommodate construction vehicles. There is no indication in the application of the surface of the compound or any provision for drainage. This will change agricultural land into a brownfield site. This land is on a water source. There is no mitigation for drainage in an area prone to flooding and the proposal could have devastating effects on neighbouring properties and the sports field. There are already major issues with the drainage system on Steyne Road following recent floods and this will only exacerbate the problem.</p> <p>This application detracts from the rural qualities of the landscape contrary to BNDP policy EH3, is an-neighbourly development contrary to BNDP policy D1, does not protect green space contrary to BNDP policy LW1 and has an adverse impact on neighbouring properties contrary to BNDP policy EH1.</p> <p>Proposed by Cllr Kenny, seconded by Cllr Groom</p> <p><b>RESOLVED: Recommend Refusal</b> as this is agricultural land outside the Bembridge Settlement Boundary and is contrary to BNDP policies D1, EH1, EH3 and LW1</p> <p>All in favour</p>		

**5. To note planning decisions from Isle of Wight Council for the period 16<sup>th</sup> July to 6<sup>th</sup> August 2021**

Ref	Location	Proposal	PC Decision	IWC Decision
20/00422/HOU	8 Brook Furlong, Bembridge, PO35 5QR	Proposed single storey rear extension (revised scheme) (revised plan)	Refused	Granted 12/07/2021
21/01137/HOU	21 Paddock Drive, Bembridge, PO35 5TL	Proposed two storey side extension together with replacement of porch canopy with balcony	Split	Granted 22/07/2021
21/01197/HOU	Primrose Cottage, Kings Road, Bembridge, PO35 5NB	Demolition of garden shed; proposed replacement summerhouse	Approved	Granted 30/07/2021
21/00352/FUL	Star Sapphire, Lane End Road, Bembridge, PO35 5SZ	Proposed replacement dwelling and detached garage (revised scheme) (revised plans)	Refused	Granted 30/07/2021
20/00530/FUL	Land Adjacent to 1 Swains End, Swains Road, Bembridge	Proposed dwelling (revised scheme) (tree and ecology information available) (re- advertised application)	Refused	Refused 30/07/2021

**6. To note correspondence on Planning matters**

Noted correspondence from a resident regarding hardstanding installed without planning permission at 17 Woodnutt Close which had been reported to IW Planning Officer for comment by the Parish Office.

**7. To discuss options and format for response to consultation on the Draft Island Planning Strategy**

BPC seeking a planning consultant to assist with response to consultation.

Cllr Sullivan will work on the document and forward to the committee.

IWC Consultation Roadshow needs to be advertised widely.

Clerks to write to medical centre, dentist and school to see how any increases in village population will affect them.

How many new homes have been built in Bembridge since 2014?

Where's the improved infrastructure and transport for Bembridge?

Local homes for local people but where are they going to work?

Where would any S106 money go?

**8. To agree date of the next meeting 1<sup>st</sup> September 2021, 5pm remotely**

**Meeting Closed: 3.20pm**

**Signed:**

**Dated:**