



BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,
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Minutes of the Planning Committee meeting held at 5.30pm on Wednesday 21st July 2021 remotely in Bembridge Village Hall

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

3 members of the public were in attendance

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

1. To receive apologies for absence

Apologies accepted from Cllr Chapman due to work commitments

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

All Councillors declared an interest in 21/00790/FUL: The Old Village Inn, High Street and 21/01298/HOU: 3 Swains Villas, Swains Road due to their acquaintances with Cllrs Chapman and Brabazon respectively. Cllr White declared a personal interest in 21/01337/FUL: Manna Mead, Manna Road.

3. To receive for approval minutes of the meeting held on 30th June 2021

Proposed by Cllr Sullivan, seconded by Cllr Mitchell

RESOLVED: Approved minutes of the meeting held on 30th June 2021 and duly signed by the Chairman
All in favour

4. To consider planning applications advertised in press lists the 11th, 18th and 25th June 2021

Ref	Location	Proposal
21/00790/FUL	Old Village Inn, High Street, Bembridge, PO35 5XT	Retention of ancillary garden structures, new outdoor toilet and barbecue with seasonal kitchen area (revised plans) (re-advertised application)
<p>BNDP: T1, WS5, WS6, EH1, EH2, D1 and D2 This property is situated within the conservation area and the core retail Centre. This is a retrospective application for the retention of temporary structures. Despite the fact that it complies with BNDP Policies T1 and WS5 (Tourism and Employment), it does not comply with BNDP Policy WS6 due to the loss of parking. The committee also agreed that it does not comply with BNDP Policies EH1, EH2 D1 and D2 due to an adverse impact on the neighbouring properties, specifically those in Dennett Road and its unsuitability for the conservation area due to character and appearance.</p> <p>RESOLVED: Recommend Refusal as not compliant with BNDP Policies WS6, EH1, EH2, D1 and D2 All in Favour</p>		

21/01198/HOU	51 Steyne Road, Bembridge, PO35 5SL	Demolition of conservatory and existing extension; proposed single storey extension
<p>BNDP: D2, EH1 This application is for an addition to an existing building that has no vehicular access. The extension is subservient in size, is in keeping and does not adversely impact on the neighbouring properties. It is therefore compliant with BNDP Policies D2 and EH1.</p> <p>RESOLVED: Recommend Approval as compliant with BNDP Policies D2 and EH1. All in Favour</p>		
21/01298/HOU	3 Swains Villas, Swains Road, Bembridge, PO35 5XT	Proposed single storey side and rear wrap around (revised scheme)
<p>BNDP: D1, D2 and EH1 Previously, an application for this site has been refused as it was not compliant with BNDP Policy D2. The employment of a false pitched roof now eradicates the issue of the flat roof and therefore now compliant with BNDP Policy D2. The addition is subservient in size and scale, is in keeping and does not impact on the neighbouring properties. It is therefore compliant with BNDP Policies D1 and EH1. The high window does not overlook neighbouring properties. However, the new bathroom window should contain obscure glass.</p> <p>RESOLVED: Recommend Approval as compliant with BNDP Policies D1, D2 and EH1 All in Favour</p>		
21/01337/FUL	Manna Mead, Manna Road, Bembridge, PO35 5UX	Proposed detached dwelling; formation of vehicular accesses and provision of parking (revised scheme)
<p>BNDP: OL1, GA1, D1, D3, EH1 An application for this site has previously been refused and the suggestion was that if an application for one dwelling on this site was forthcoming, it may be viewed as a more suitable option. This is just such an application which represents an improved scheme that is of a size and scale appropriate to its surroundings and therefore compliant with BNDP Policies OL1 and D3. It is of good design and character and does not adversely affect the neighbouring properties, therefore compliant with BNDP Policies D1 and EH1 The committee took note of the report from Island Roads and expressed that any Permission should ensure that the recommendations from this report are enforced in full. There was also concern over the rooflight and oriel window and they should be omitted as a condition of any permissions.</p> <p>RESOLVED: Recommend Approval as compliant with BNDP Policies OL1, GA1, D1, D2 and EH1 3 For, 1 Against, 1 Abstention</p>		

5. To note planning decisions from Isle of Wight Council for the period 22nd June to 9th July 2021

Ref	Location	Proposal	PC Decision	IWC Decision
21/00929/HOU	Little Hearn, Swains Lane, Bembridge, PO35 5ST	Proposed two dormers to the rear	Approved	Granted 22/06/2021
20/00927/HOU	Blue Waters, Swains Road, Bembridge, PO35 5XS	Proposed single storey rear extension	Approved	Granted 25/06/2021
21/00992/HOU	8 Solent View, Queens Road, Bembridge, PO35 5UT	Demolition of lean to; proposed single storey side and rear extension (revised scheme)	Split	Granted 30/06/2021

21/00956/HOU	67 Howgate Road, Bembridge, PO35 5QU	Proposed attached garage (revised scheme)	Approved	Granted 01/07/2021
21/00843/FUL	78 Foreland Road, Bembridge, PO35 5QU	Proposed holiday chalet	Refused	Refused 08/07/2021
21/01072/HOU	Will-o-Cott, 22 Willowdene Court, Bembridge, PO35 5SS	Proposed single storey extension on East elevation	Refused	Granted 08/07/2021

6. To note correspondence on Planning matters

IW Council Treeworks – Hillgrove House, Ducie Avenue, Bembridge, PO35 5NE – T1: Lime is seen to be of significant amenity in the surrounding area and important to the area’s arboreal setting. No information has been submitted to demonstrate the tree is a danger and its removal is warranted. For this reason, the Council cannot justify the felling of the Lime tree. Allowance of lesser works: Whilst on site, it was seen that there was dead wood in the crown overhanging the road and as such it is considered acceptable to crown clean the tree removing dead dying and dangerous branches.

7. To agree date of the next meeting as 11th August at 2pm, remotely via Microsoft Teams

Meeting closed: 6.12pm

Signed:

Dated: