



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 2.00pm on Wednesday 30th June 2021 remotely via Microsoft Teams

Present: Cllr L White (Chair), Cllr M Sullivan, Cllr L Mitchell, Cllr M Groom, Cllr J Lake and Mrs J McDade (Clerk)
No members of the public present

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

None received

3. To receive for approval minutes of the meeting held on 9th June 2021

Proposed by Cllr Sullivan, seconded by Cllr Groom

RESOLVED: Approved minutes of the meeting held on 9th June 2021

All in favour

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

Ref	Location	Proposal
21/01072/HOU	Will-o-Cott, 22 Willowdene Court, Bembridge, PO35 5SS	Proposed single storey extension on East elevation
<p>BNDP: D1 & D2</p> <p>Small extension which has been refused by IW Planning due to: <i>The single storey extension would be unacceptable in terms of design and appearance. The flat roof would jar with the pitched roof design of the dwelling and subsequently harm the amenity of the site and surrounding area. The extension would fail to comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and Policies D1 and D2 of the Bembridge Neighbourhood Development Plan.</i></p> <p>This application replaces the flat roof with a larger lantern which would increase light pollution against Isle of Wight AONB Dark Skies Advice. Extension is subservient in size and scale but still unacceptable in terms of design and appearance.</p> <p>RESOLVED: Recommend refusal as unacceptable in terms of design and appearance, and the lack of pitched roof jars with existing building therefore contrary to BNDP Policies D1 and D2 2 in favour 2 abstentions 1 against Chairman's casting vote in favour of refusal</p>		

21/01137/HOU	21 Paddock Drive, Bembridge, PO35 5TL	Proposed two storey side extension together with replacement porch canopy with a balcony
<p>BNDP: D1, D2 & D4</p> <p>The proposed double storey extension is a good design and subservient in size and scale to the existing building but build would be to the boundary with roof overhanging part of footpath having an over dominant effect. The extension is in keeping with the original building. Balcony would overlook neighbouring properties which is contrary to the BNDP D4: BNDP.D.4 –Balconies will only be permitted where it can be demonstrated that no overlooking of neighbouring buildings or private garden space will occur from the balcony and where it can be demonstrated that there is no direct line of sight of users of the balcony from neighbouring windows or gardens.</p> <p>SPLIT DECISION RESOLVED: Recommend Approval for extension as conforms to BNDP Policies D1 & D2 RESOLVED: Recommend Refusal of the balcony addition as contrary to BNDP Policy D4 All in favour</p>		
21/01104/HOU	10 Trelawny Way, Bembridge, PO35 5YE	Demolition of conservatory; proposed two storey side extension and single storey rear extension
<p>BNDP: D1, D2 & EH1</p> <p>Massive extension which is not subservient in size or scale with neighbouring properties and would have a negative impact on them. Would have an adverse impact on the character of the locality. Large flat roof which is out of keeping and goes against BNDP D2 which states: <i>New roofs are to be pitched unless this is out of character with the existing building.</i> Justification: <i>It is important to ensure that changes to existing development do not adversely impact on the existing character and appearance of the built development or the rural landscape.</i> Glass roof would increase light pollution against Isle of Wight AONB Dark Skies Advice.</p> <p>RESOLVED: Recommend Refusal as contrary to BNDP Policies D1, D2 and EH1 All in favour</p>		
21/01197/HOU	Primrose Cottage, Kings Road, Bembridge, PO35 5NB	Demolition of garden shed; proposed replacement summer house
<p>BNDP: D2 & EH2</p> <p>No concerns with application. Improvement within Conservation Area.</p> <p>RESOLVED: Recommend Approval as application complies with BNDP Policies D2 and EH2 All in favour</p>		
21/01200/FUL	Five Oaks, Hillway Road, Bembridge, PO35 5PN	Proposed use of garden to site a shepherd hut for use as self-catering holiday accommodation
<p>BNDP: EH3, GA1, T1 & T2</p> <p>Improved application that would support tourism and the rural economy. Parking provision covered.</p> <p>RESOLVED: Recommend Approval as application complies with BNDP Policies EH3, GA1, T1 and T2 All in favour</p>		

5. To note planning decisions from Isle of Wight Council for the period 5th to 25th June 2021

Ref	Location	Proposal	PC Decision	IWC Decision
21/00781/FUL	35 Beachfield Road, Bembridge, PO35 5TN	Proposed replacement dwelling	Approved	Granted 04/06/2021
20/01656/FUL	Kingswood Old School Buildings, Hillway Road, Bembridge, PO35 5PH	Changes to adventure equipment facilities to provide a zip wire and abseil tower	Approved	Granted 04/06/2021
21/00769/FUL	Land adjacent 27 Paddock Drive, Bembridge, PO35 5TL	Proposed dwelling; formation of vehicular access; landscaping (revised scheme)	Approved	Granted 07/06/2021
21/00795/FUL	Marine Works, Embankment Road, Bembridge, PO35	Demolition of workshops; proposed 4 x workshops / storage units	Approved	Granted 08/06/2021

6. To note correspondence on Planning matters

IW Council Treeworks – 94 High Street, Bembridge – T1: Oak is to have the following work carried out. Pollard at first bifurcation or felled to near ground level. T2: Oak is to have the following work carried out. Reduce / remove as appropriate branches overhanging roof.

7. To discuss and agree a response to the IW Council Tree Officer on the treework application for the land at Love Lane, Bembridge

RESOLVED: Discussed concerns regarding tree works and agreed to submit a response to IW Council tree officer, Jerry Willis

8. To agree date of the next meeting as 21st July at 6pm in the Village Hall

Meeting closed: 2.55pm

Signed:

Dated: