



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 at 2.00pm on Wednesday 9th June 2021 remotely via Microsoft Teams

Present: Cllr L White, Cllr M Sullivan, Cllr J Lake, Cllr M Groom and Mr M Pink (Clerk)

Public: 1 member of the public in attendance

PUBLIC FORUM: Correspondence submitted by members of the public were circulated to the members and acknowledged. The Chair asked the member of the public if he would like to speak and it was agreed that he would speak during the Agenda Item concerned.

1. To receive apologies for absence

Cllrs Mitchel and Chapman gave their apologies which were accepted by the committee.

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

Cllrs White and Sullivan expressed a personal interest in 21/00972/RVC: Hazelwood, Manna Road

3. To receive for approval minutes of the meeting held on 26th May 2021

RESOLVED: Approved minutes of the meeting held on 26th May 2021 and signed by the Chair

4. To review Terms of Reference for Planning Committee

RESOLVED: The terms of reference were agreed with the slight alteration of removing the word “man” from Chair and Vice-Chair

5. To consider planning applications advertised in press list the 28th May and 4th June 2021

Ref	Location	Proposal
21/00956/HOU	67 Howgate Road, Bembridge, PO35 5QU	Proposed attached garage (revised scheme)
<p>BNDP: D2 and EH1 The proposed extension is subservient and complimentary in design and therefore complies with BNDP Policy D2. It is setback from the road and does not adversely affect the neighbouring properties and therefore complies with BNDP Policy EH1. RESOLVED: Recommend Approval as compliant with BNDP Policies D2 and EH1 All Agreed</p>		
21/00972/RVC	Hazelwood, Manna Road, Bembridge, PO35 5UX	Variation of condition 2 on 20/00821/FUL to allow for changes in the building footprint, orientation, window sizes and positions
<p>BNDP: D1 and D3 The members commented on how poor the plans were. The amenities of neighbouring residential occupiers is adversely affected through overlooking due to the size and scale of the addition and the position of the windows. This is contrary to BNDP Policies D1 and D3. Conditions should be imposed which insist on the use of obscure glass in perpetuity and an approved landscaping condition. The parking surface should also be reinstated in a permeable material as per the original approval. RESOLVED: Recommend Refusal as not compliant to BNDP Policies D1 and D3 All Agreed</p>		

21/00992/HOU	8 Solent View, Queens Road, Bembridge, PO35 5UT	Demolition of lean to; proposed single storey side and rear extension (revised scheme)
<p>BNDP: D2 The committee commented that this application was a vastly improved scheme from the last one. The addition is subservient in size and scale and not out of character with the existing building and therefore compliant with BNDP Policy D2. However, the glazing panels within the pitched roof are not in keeping with BNDP Policy D2 and the committee could be minded to approve this application without them.</p> <p>RESOLVED: Recommend Split Decision on compliance with BNDP Policy D2 All Agreed</p>		
21/00448/FUL	32 Forelands Field Road, Bembridge, PO35 5TR	Proposed pergola and alterations to car park to include extension to patio area (re-advertised scheme)
<p>BNDP: GA1, EH3, WS5 and T1 This application is disingenuous in the address that is recorded for the property as it appears to disguise the fact that it is a business. It also represents a retrospective application as most of the work has been completed. Although the application supports tourism and provides employment for the parish which is compliant with BNDP Policies T1 AND WS5, there is a significant reduction in parking which is contrary to GA1 of the BNDP. The application does not protect and enhance the rural characteristics of the surrounding area and therefore is not compliant with BNDP Policy EH3.</p> <p>RESOLVED: Recommend Refusal as not compliant with BNDP Policies GA1 and EH3 All Agreed</p>		

6. To note planning decisions from Isle of Wight Council for the period 28th May to 4th June 2021

Ref	Location	Proposal	PC Decision	IWC Decision
21/00495/HOU	25 Paddock Drive, Bembridge, PO35 5TL	Proposed loft conversion	Refused	Granted 19/05/2021
21/00638/HOU	Nutbourne, Lane End Road, Bembridge, PO35 5SY	Proposed flat roof to bay window and external cladding to front elevation.	Refused	Refused 26/05/2021
21/00738/HOU	3 Swains Villas, Swains Road, Bembridge, PO35 5XT	Proposed single storey side and rear wrap around extensions	Refused	Refused 28/05/2021
21/00674/HOU	Ledge House, 27 Paddock Drive, Bembridge, PO35 5TL	Proposed double garage with storage	Refused	Granted 25/05/2021

7. To note correspondence on Planning matters

- IWC Treeworks: White House, Ducie Avenue, Bembridge, PO35 5NE – Acacia to be felled to near ground level
- IWC Treeworks: Medyne House, Ducie Avenue, Bembridge, PO35 5NE – T1: Horse Chestnut – Reduce size overall by approximately 40% as overextending and very close to property
- IWC Treeworks: Land Adjacent to 54 Lincoln Way, Bembridge – T6: Oak – Remove. The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.

- IWC Treeworks: 32 Foreland Road, Bembridge, PO35 5XW – T1: Large Tree (Species Unknown) – prune back branch overhanging neighbouring properties
- IWC Treeworks: Hillgrove House, Ducie Avenue, Bembridge, PO35 5NE – T1: Lime – Fell near to ground level

8. To agree the date of the next meeting

Wednesday 30th June 2021

Meeting Closed: 3.45pm

Signed:

Dated: