



BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,
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Minutes of the Planning Committee meeting at 2.00pm on Wednesday 26th May 2021 remotely via Microsoft Teams

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

Public: 3 members of the public in attendance

PUBLIC FORUM: No questions submitted by members of the public

1. To Elect a Chairman

Cllr Mitchell nominated Cllr White as Chairman. This was seconded by Cllr Groom and agreed unanimously
Cllr White nominated Cllr Mitchell as Vice Chairman. This was seconded by Cllr Groom and agreed unanimously

2. To receive apologies for absence

The meeting was fully attended. IWC Councillor Robertson was unavailable to attend

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

Cllr Chapman declared a pecuniary interest in 21/00790/FUL: Old Village Inn, High Street, Bembridge
Cllrs White, Mitchell, Sullivan, Lake and Groom declared a personal interest in the same application
Cllr Mitchell declared a personal interest in 21/00769/FUL: Land Adjacent to Paddock Drive, Bembridge

4. To receive for approval minutes of the meeting held on 27th April 2021 (4th May Postponed)

RESOLVED: Approved minutes of the meeting held on 27th April 2021 and signed by the Chairman

5. To consider planning applications advertised in press list the 30th April and 7th, 14th and 21st May 2021

Ref	Location	Proposal
21/00769/FUL	Land Adjacent 27 Paddock Drive, Bembridge, PO35 5TL	Proposed dwelling; formation of vehicular access; landscaping (revised scheme)
BNDP: GA1, EH1, D1 Following discussions, it was agreed that this application conforms with BNDP Policy EH1 as it is of high-quality design and BNDP Policy D1 as it demonstrates that the amenities of neighbouring residential properties will not be adversely affected. It also conforms to BNDP Policy GA1 as there will be sufficient parking. The committee also supported the request for an ecology report and that any flood agreement levels need to be adhered to. RESOLVED: Recommend Approval as is compliant with BNDP Policies D1, EH1 and GA1 4 For 1 Against 1 Abstention		
21/00781/FUL	35 Beachfield Road, Bembridge, PO35 5TN	Proposed replacement dwelling

BNDP: EH1, EH3, D1, D3, D4 and GA1 It was noted that this dwelling is what is known as a “HUF HAUS” which makes it environmentally sustainable with a low energy rating. It conforms to BNDP Policies EH1 and EH3 as it is of innovative and high-quality design that enhances the characteristics of the surrounding area. It also conforms with BNDP Policies D1 and D3 as it is proportionate in size and the amenities of neighbouring residential occupiers is not affected. It also conforms to BNDP Policy GA1 as there is sufficient parking. RESOLVED: Recommend Approval as is compliant with BNDP Policies EH1, EH3, D1, D3, D4 and GA1 All agreed		
21/00790/FUL	Old Village Inn, 61 High Street, Bembridge, PO35 5SF	Retention of ancillary garden structures, new outdoor toilet and barbecue with seasonal kitchen area
Cllr Chapman withdrew from the committee and was not involved in the discussion or vote BNDP: T1, WS5, WS6, EH1, EH2, 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 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. RESOLVED: Recommend Refusal as not compliant with BNDP Policies WS6, EH1, EH2 and D2 4 For 1 Abstention		
21/00795/FUL	Marine Works, Embankment Road, Bembridge	Demolition of workshops; proposed 4 workshops / storage units
Cllr Chapman returned to the committee BNDP: WS2, WS5, GA1, D1, EH1 and OL1 The committee agreed that this application supports the local economy and promotes employment and therefore compliant with BNDP Policies WS2 and WS5. The units are of good design, relevant to their site and the Parish of Bembridge, have sufficient parking and do not have an adverse effect on the surrounding area. They are therefore compliant with BNDP Policies GA1, D1, EH1 and OL1. RESOLVED: Recommend Approval as compliant with BNDP Policies WS2, WS5, GA1, D1, EH1 and OL1 All Agreed		
21/00821/HOU	1 Coastguard Cottages, Culver Down Road, Bembridge, PO36 8QT	Proposed front single storey extension; replacement of rooflights with dormer window to the rear; alterations to include new glazed doors to rear; proposed replacement porch
BNDP: D1, D2, EH1 and EH3 This is an historic building and it was commented that the extension would alter the character of the built environment and wider rural landscape and have an adverse effect on the surrounding properties. Therefore, this application does not comply with BNDP Policies EH1 and EH3. The committee specifically objected to the dormer within the extension as unsuitable design and therefore not compliant with BNDP Policies D1 and D2. It was also commented that the skylights would create light pollution and contravene the IW AONB Dark Skies advice. RESOLVED: Recommend Refusal as not compliant with BNDP Policies D1, D2, EH1 and EH3 4 For 2 Abstentions		
21/00843/FUL	78 Foreland Road, Bembridge, PO35 5UD	Proposed holiday chalet

BNDP: D1, D3, EH1, T2 and GA1 The Committee were in full agreement with the report from Island Roads that highlighted parking and highway issues and therefore not compliant with BNDP Policy GA1. Although the holiday chalet would comply with BNDP Policy T2, it is of poor design with a flat roof and would have an adverse effect on surrounding properties. Therefore, it is not compliant with BNDP Policies EH1, D1 and D3. The 3 Velux windows would create light pollution and contravene the IW AONB Dark Skies advice. RESOLVED: Recommend Refusal as not compliant with D1, D3, EH1 and GA1 4 For 2 Abstentions		
21/00873/HOU	Seaholme, Lane End Road, Bembridge, PO35 5SZ	Demolition of flat rooved extension; proposed two storey side extension; alterations to vehicular access to include dropped kerb and parking area
BNDP: EH1, D2 and GA1 The committee commented on the poor quality of the plans but stated that the Island Roads recommendations should be adhered to. The proposed extension is of high-quality design and the flat roof is not out of character with the existing building and therefore compliant with BNDP Policies EH1 and D2. The plans for parking and the dropped kerb are compliant with BNDP Policy GA1. RESOLVED: Recommend Approval as compliant with BNDP Policies EH1, D2 and GA1 All Agreed		
21/00927/HOU	Blue Waters, Swains Road, Bembridge, PO35 5XS	Proposed single storey rear extension
BNDP: EH1, D1 and D2 The committee commented on the poor quality of the plans. The extension is of high-quality design and not out of character with the rest of the property. It will be at the rear of the property and therefore the flat roof is considered to be in keeping and the amenities of the neighbouring properties will not be adversely affected. It is therefore compliant with BNDP Policies EH1, D1 and D2. There was concern expressed with regard to light pollution and the IW AONB Dark Skies advice. RESOLVED: Recommend Approval as compliant with BNDP Policies EH1, D1 and D2 All Agreed		
21/00929/HOU	Little Hearn, Swains Road, Bembridge, PO35 5ST	Proposed two dormers to the rear
BNDP: D2 and D4 The committee agreed that the dormers fitted into the overall look of the property and as they are at the rear of the property, they would not be overlooking any of the neighbouring properties. Therefore, they are compliant with BNDP Policies D2 and D4. There was concern expressed with regard to light pollution and the IW AONB Dark Skies advice. RESOLVED: Recommend Approval as compliant with BNDP Policies D2 and D4		

6. To note planning decisions from Isle of Wight Council for the period 19th April to 21st May 2021

Ref	Location	Proposal	PC Decision	IWC Decision
21/00455/HOU	Plantation House, The Grove, Kings Road, Bembridge, PO35 5AE	Removal of existing decking; proposed decking	N/a	Granted 26/04/2021

19/00479/HOU	105, High Street, Bembridge, PO35 5SF	Demolition of outbuildings; proposed single storey extension and alterations	Refused	Granted 04/05/2021
20/00613/RVC	12 Meadow Drive, Bembridge, PO35 5YA	Variation of condition 2 on 20/01727/HOU to reduce size of extension	No Comment	Granted 14/05/2021

7. To note correspondence on Planning matters

- IWC Treeworks: Norcott House, 5 Norcott Drive, Bembridge, PO35 5TX – Ash is to have the following work carried out. Reduce lower limbs to allow more light onto the vegetable garden. T2: Lime is to have the following work carried out. Remove and tidy unbalanced branches. T3: Bay is to have the following work carried out. Reduce in height and width.
- IWC Treeworks: The Watch House, Beach Road, Bembridge, PO35 5NQ – T1 AND T2: Lime trees are to be pollarded to previous pollard points. T3: Bay tree to be felled to near ground level.
- The Planning Inspectorate – 17 Trelawny Way – Appeal allowed – Planning Permission Granted
- The Planning Inspectorate – 8 Solent View, Queens Road – Appeal dismissed

8. To discuss the proposed development off Hillway Road / Steyne Road following correspondence received from BCM Developments

BCM Developments have asked the PC if they would like to receive a virtual presentation of their plans for the rest of the site beyond the 9 dwellings that already have permission. The committee discussed this and it was agreed that the best way forward would be some sort of public presentation, perhaps at the beginning of a Parish Council meeting. It was also agreed that this would not just be a matter for the Planning Committee but Full Council due to the controversy involved. The Clerks are to seek further information from BCM.

9. To discuss and consider the amendments to the BNDP following advice from the IW Council Planning Department

The Committee agreed to defer this item until the next meeting as not all members had received the associated papers. It was also commented that there should be more information about commercial properties and licencing issues.

10. To agree the date of the next meeting

Future meetings will be held on the 1st and 3rd Wednesdays of the month at 6pm where necessary.

Meeting Closed: 3.45pm

Signed:

Dated: