



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 7th April 2021 remotely via Microsoft Teams

Present: Cllr M Sullivan (Chairman), Cllr M Donlon, Cllr K Fagan, Mr M Pink (Clerk) and Mrs J McDade (Clerk)

Public: None Present

PUBLIC FORUM: There were no questions submitted by members of the public or any requests to observe the meeting remotely

1. To receive apologies for absence

Cllr Weedall gave apologies due to work commitments. Apologies accepted

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

Cllr Fagan declared a personal interest in 21/00448/FUL: 32 Forelands Field Road

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

RESOLVED: Approved minutes of the meeting held on 9th March 2021 and signed by the Chairman

4. To consider planning applications advertised in press list the 12th, 19th and 26th March 2021

Ref	Location	Proposal
21/00361/HOU	Carpenters Cottage, Dennett Road, Bembridge, PO35 5XF	Demolition of conservatory; proposed side and porch extensions including new cladding to dwelling
BNDP: EH1 and D1 This is an unusual property which stands alone. This application will increase the size of the property but make it more attractive. However, it conforms to BNDP Policies EH1 and D1 as it is subservient in size and reflects the existing character of the locality. RESOLVED: Recommend Approval as conforms to BNDP Policies EH1 and D1 All Agreed		
21/00373/HOU	Ledge House, 27 Paddock Drive, Bembridge, PO35 5TL	Demolition of conservatory; proposed single storey and two storey extensions (revised scheme)
BNDP: D1, D2 and EH1 This property is within a SSSI, SPA, SAC, RAMSAR and AONB site but there appears to be no concerns from the relevant agencies. These are large well-designed extensions within a large plot with pitched roofs that do not affect any neighbouring properties, therefore they are subservient and conform to BNDP Policies D1, D2 and EH1. However, the members were unhappy with the numbers of skylights and feel that these should be reduced to alleviate light pollution as per the Isle of Wight AONB Dark Skies Advice. RESOLVED: Recommend Approval as conforms to BNDP Policies D1, D2 and EH1. However, the rooflights should be reduced in number to alleviate light pollution within the AONB. All Agreed		

21/00417/FUL	The Pilot Boat Inn, Station Road, PO35 5NN	Proposed change of use and conversion of existing storerooms to form a microbrewery and bottling room
<p>BNDP: WS5 and GA1 This application should ensure that the building continues to function as a pub and will provide diverse and enhanced employment for the local area. It is therefore compliant with BNDP Policy WS5. However, the members were concerned that any significant increase in patronage may cause parking issues in and around Station Road and therefore conflicts with BNDP Policy GA1 RESOLVED: Recommend Approval as compliant with BNDP Policy WS5. However, potential parking issues conflict with BNDP Policy GA1 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
<p>BNDP: EH3, WS6 and GA1 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 already been completed. The alterations will result in the loss of parking provision and is therefore not compliant with BNDP Policy GA1 and WS6. The committee were gravely concerned that this will cause danger for both drivers and pedestrians entering and exiting and generally using the car park. This will cause ongoing nuisance in the way of noise and light pollution and will not fit well with the rural landscape character and is therefore not compliant with BNDP Policy EH3. RESOLVED: Recommend Refusal as not compliant with BNDP Policies EH3, WS6 and GA1 All Agreed</p>		
21/00479/HOU	105 High Street, Bembridge, PO35 5SF	Demolition of outbuildings; proposed single storey extension and alterations
<p>BNDP: D2, EH1 and GA1 This application is a large extension and despite being within a large plot is considered to not be subservient in size and therefore not compliant with BNDP Policy D2. The plans are inadequate and lacking vital information and the design is of poor quality and therefore not compliant with BNDP Policy EH1. Concerns were expressed about the parking provision for such a large property and therefore the committee were not convinced on its compliance with BNDP Policy GA1. The members were also unhappy with the numbers of skylights and feel that these should be reduced to alleviate light pollution as per the Isle of Wight AONB Dark Skies Advice. RESOLVED: Recommend Refusal as not compliant with BNDP Policies D2, EH1 and GA1 All Agreed</p>		
21/00495/HOU	25 Paddock Drive, Bembridge, PO35 5TL	Proposed loft conversion
<p>BNDP: D4 The application does not provide enough detail on the finish. The committee did commend the supporting statement and the use of pre-application advice by the applicants. However, the loft conversion will overlook 27 Paddock Drive from 2 points and is therefore not compliant with BNDP Policy D4 RESOLVED: Recommend Refusal as not compliant with BNDP Policy D4 All Agreed</p>		

5. To note planning decisions from Isle of Wight Council for the period 27th February to 19th March 2021

Ref	Location	Proposal	PC Decision	IWC Decision
21/00080/CLUPD	15 Solent Landing, Beach Road, Bembridge, PO35 5NZ	Lawful development certificate for proposed loft conversion including dormer window on North elevation	N/a	Granted 12/03/2021
19/00530/FUL	G P Motor Works, Embankment Road, Bembridge, PO35	Proposed retention of storage containers and hardstandings	Approved	Granted 12/03/2021
20/1907/RVC	14 Harbour Strand, Bembridge, PO35 5NP	Variation of condition 2 on 19/00413/HOU to allow changes to roof canopy attached to the dormer extensions and cladding for the flank elevation	Refused	Granted 15/03/2021
21/00277/1APA	9 Meadow End, Bembridge, PO35 5YB	Prior approval for single storey rear extension	N/a	Granted 17/0/2021

6. To note correspondence on Planning matters

- IWC Treeworks: Medyne House, Ducie Avenue, Bembridge, PO35 5NE – T1; Multi stemmed Lime to be felled near to ground level. T3/T4; Sycamores to be felled near to ground level
- IWC Treeworks: Cranford, Love Lane, PO35 5YD – Beech tree to be felled near to ground level
- IWC Treeworks: Land Adjacent to 54 Lincoln Way, Bembridge – Willow tree to be felled near to ground level

7. Added Agenda Item under Standing Order 10 (a) (xix) to consider a report and/or recommendations made by an employee, professional advisor, expert or consultant

The Clerks' asked the committee for permission to respond in writing to the contents of a letter to the IW Council that calls into question comments made on application 21/00224/FUL: Land Rear of 5-7 Meadow End and the South of Love Lane, Bembridge

Resolved: All Agreed

8. To confirm date of next meeting, Tuesday 27th April 2021 at 2pm, Remotely

Meeting Closed: 2.59pm

Signed:

Dated: