



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 Tuesday 26th January 2021 remotely via Microsoft Teams

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

Public: None

PUBLIC FORUM – There were no questions or comments submitted by members of the public

1. To receive apologies for absence

Apologies were accepted from Cllr Fagan due to work commitments. They were accepted by the committee. Apologies were also received from IW Councillor Murwill.

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 12th January 2021

Resolved: Approved minutes of the meeting held on 12th January 2021. Minutes to be signed by the Chairman.

4. To consider planning applications advertised in press list the 15th January 2021

Ref	Location	Proposal
<u>20/02257/HOU</u>	Ledge House, 27 Paddock Drive, Bembridge, PO35 5TL	Demolition of conservatory; proposed single storey and two storey extensions
<p>BNDP: EH1, D1 and D2</p> <p>The property sits within a large plot and this application is subservient in size and in keeping with the existing character and therefore compliant with BNDP Policies D1 and EH1. However, the single storey aspect of the application has a flat roof design and therefore not compliant with BNDP Policy D2 which states that “New roofs are to be pitched unless this is out of character with the existing building”.</p> <p>Concern was also expressed by members over the number of roof lanterns in the single storey extension and if the Planning Officers are minded to approve this application then these should be reduced to minimise light pollution in line with the Isle of Wight AONB Dark Skies Policy.</p> <p>RESOLVED: Recommend Split Decision to approve two storey extension as it complies with BNDP Policies EH1 and D1 but refuse the single storey extension as it does not comply with BNDP Policy D2.</p> <p>All in Favour</p>		
<u>20/02268/HOU</u>	Princes Gate, Mitten Road, Bembridge, PO35 5UP	Proposed extension on front elevation to form bay window; proposed side extension to provide shower room and an enlarged utility room
<p>BNDP: EH1 and D2</p> <p>This is a retrospective planning application as some of the work has already been completed which is outside of permitted development rights. The members were concerned that Bembridge Neighbourhood</p>		

Development Plan appears to have not been consulted during the process. The additions are out of keeping and out of character with the original building and therefore not compliant with BNDP Policy EH1. Furthermore, the flat roof is not compliant with BNDP Policy D2 which states that “New roofs are to be pitched unless this is out of character with the existing building”. It was also commented that the roof of the bay window should also be pitched.

**RESOLVED: Recommend Refusal as not compliant with BNDP Policies EH1 and D2
All in Favour**

5. To note planning decisions from Isle of Wight Council for the period 1st to 22nd January 2021

Ref	Location	Proposal	PC Decision	IWC Decision
20/01984/HOU	Pump Lane Cottage, Pump Lane, Bembridge, PO35 5NG	Proposed new pitched roof to existing side extension; alterations; additional rear first floor roof terrace	Split	Granted 08/01/2021
20/01896/HOU	Summers, Swains Road, Bembridge, PO35 5XR	Demolition of existing garage; proposed replacement garage/annex to supplement existing household; single storey rear extension	Approved	Granted 12/01/2021
20/1985/HOU	Five Oaks, Hillway Road, Bembridge, PO35 5XR	Proposed use of garden to site two shepherd huts for use as self-catering holiday accommodation	Granted	Refused 08/01/2021

6. To note correspondence on Planning matters

- IW Council Tree works approval – Oak House, Lane End, Bembridge – T1 (Quercus Robur Oak); reduce two or three overextending branches on the North elevation that are overhanging the adjacent property (Finches) achieving a two-metre clearance of the gutter line of the property. The remaining canopy will be crown cleaned.

7. To discuss and consider a response to the Government’s consultation on changes to permitted development rights

Councillors were asked to consider the documents circulated in order to provide a response to the Isle of Wight Council for submission to central government about the proposals.

Resolved:

Members considered and discussed the six questions and agreed a report to be provided to the Isle of Wight Council. Attached to these minutes as Appendix A.

8. To confirm date of next meeting, Tuesday 16th February 2021 at 2pm Via Microsoft Teams

Meeting Closed: 2.55pm

Signed

Date

