



# BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,  
5 Foreland Road, Bembridge, Isle of Wight, PO35 5XN  
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## Minutes of the Planning Committee meeting held at **2.00pm** on **1<sup>st</sup> December 2020** remotely via Microsoft Teams

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

**Public:** IW Cllr Michael Murwill

**PUBLIC FORUM** – There were no questions submitted by members of the public.

**1. To receive apologies for absence**

All Present

**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 4<sup>th</sup> November 2020**

**RESOLVED:** Approved minutes of the meeting held on 4<sup>th</sup> November 2020. Minutes to be signed by the Chairman

**4. To consider planning applications advertised in press lists the 13<sup>th</sup> and 20<sup>th</sup> November 2020**

Ref	Location	Proposal
20/01789/HOU	54A Steyne Road, Bembridge, PO35 5SL	Demolition of sunroom; proposed single storey rear extension
BNDP: D2 The proposed extension is subservient in size and scale to the existing building and therefore compliant with BNDP Policy D2. Comments were made with regard to the poor standard of the plans and that some of the descriptions did not match. It was also noted that this application was previously refused under BNDP Policies D1 and EH1 and the property has had its Class A Permitted development removed. Therefore, this application had to be submitted. Proposed approval as compliant with BNDP Policy D2 <b>RESOLVED: Recommend Approval</b> All in Favour		
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
BNDP: EH1, D1 and D2 It was noted that the plans were excellent and that this is a large development within a large plot. The plans are only one metre larger than the already approved application for this dwelling and are compliant with BNDP Policies EH1, D1 and D2. There was concern over the amount of rooflights (6) and their impact on the Isle of Wight AONB Dark Skies initiative. The Committee would therefore like to propose the following amendment: “The glass to be installed in the rooflight of the dwelling hereby approved, shall incorporate the 3M window film ‘Night Vision Glass’. The rooflight shall be permanently retained in that condition thereafter. Reason: To reduce the level of light spillage from the rooflights to protect the visual amenities of the area and in the interests of dark skies of the nearby designated AONB in accordance with DM2 (Design Quality for New		

Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy. <b>RESOLVED: Recommend Approval</b> All in Favour		
20/01903/RVC	Flat 1, The Nab House, Beach House Lane, Bembridge, PO35 5TA	Variation of condition 2 on 19/00520/FUL to allow retention of extension as built
<p><b>BNDP:</b> It was noted as this dwelling has already been built and therefore this application is a retrospective application for a larger dwelling than was previously permitted. It was also noted that the information supplied was insufficient and the plans of poor quality which made it difficult for the Committee to make an informed assessment. It was therefore agreed that the only course of action open to the committee was to submit a no comment response to this application as it was felt that enforcement is unlikely to be followed through.</p> <p><b>RESOLVED: Recommend No Comment</b> All in Favour</p>		
20/01907/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 extension and cladding for the flank elevation
<p><b>BNDP: EH1, D4</b> Another application with insufficient information supplied and vital information omitted. The plans do not illustrate size and scale, materials, pipework, fencing or access. Members agreed that the application would not maintain or enhance the existing character of the dwelling or neighbouring properties and therefore is not compliant with BNDP Policy EH1. There is no provision for privacy screening on the balcony and therefore not compliant with BNDP Policy D4. Recommend refusal as not compliant with BNDP Policies EH1 and D2. Members were concerned that the original approved application has been ignored with regards: (a) there being no hedge at the front but have installed fencing that makes it look like a fortress (b) pipes on front of building not approved and not in keeping (c) access not adequate. Following pre-planning advice from the LPA, this seems to be a retrospective planning application which members believe should be investigated as opposed to rubber stamped.</p> <p><b>RESOLVED: Recommend Refusal</b> All in Favour</p>		
20/01910/HOU	67 Howgate Road, Bembridge, PO35 5QU	Proposed detached garage
<p><b>BNDP: D2</b> It was agreed that this application is compliant with BNDP Policy D2 and that there are no concerns from Island Roads. Recommend approval as compliant with BNDP Policy D2.</p> <p><b>RESOLVED: Recommend Approval</b> All in Favour</p>		
20/01913/HOU	Cara Cottage, Ducie Avenue, Bembridge, PO35 5NE	Demolition of existing coal shed extension and proposed rear extension. New flue to side elevation of existing property
<p><b>BNDP: EH2</b> Although this property is in the Conservation area, it is a very attractive addition and is fully compliant with BNDP Policy EH2. Concern was expressed over the height of the flue and the potential effect of fumes on neighbouring properties and also whether this type of energy is sustainable and environmentally friendly. Recommend approval as compliant with BNDP Policy EH2.</p> <p><b>RESOLVED: Recommend Approval</b> All in Favour</p>		

**5. To note planning decisions from Isle of Wight Council for the period 31<sup>st</sup> October to 27<sup>th</sup> November 2020**

<b>Ref</b>	<b>Location</b>	<b>Proposal</b>	<b>PC Decision</b>	<b>IWC Decision</b>
<a href="#"><u>20/01082/HOU</u></a>	Hillway House, Hillway Road, Bembridge, PO35 5PG	Proposed extensions to side of property forming additional living space	Refused	Granted 26/10/2020
<a href="#"><u>20/00927/HOU</u></a>	57 Meadow Drive, Bembridge, PO35 5XU	Proposed single storey side extension; alterations to fenestration; alterations to patio (revised plan)	Refused	Granted 03/11/2020
<a href="#"><u>20/01498/HOU</u></a>	The Dolphins, Brook Close, Bembridge, PO35 5RG	Demolition of garage, conservatory and extension; proposed single storey extension, loft conversion and alterations	Approved	Granted 03/11/2020
<a href="#"><u>20/01456/HOU</u></a>	Ledge House, 27 Paddock Drive, Bembridge, PO35 5TL	Demolition of single storey conservatory, proposed single storey extension	Approved	Granted 03/11/2020
<a href="#"><u>20/01306/HOU</u></a>	17 Trelawny Way, Bembridge, PO35 5YE	Proposed cladding and rendering of property	Refused	Refused 10/11/2020

**6. To note correspondence on Planning matters**

- IW Council Tree works consent @ Lasserre House, The Grove, Kings Road, PO35 5AE – T1; Sycamore is to have 2 limbs removed overhanging bridleway. T2 Bay tree is to have the following work carried out. Thin out the garden side of the group thinning the width of the group and screening side on the boundary. T3 2 x Sycamore to be felled to near ground level.
- IW Council Tree works consent @ 117 High Street, Bembridge, PO35 5SF – Lime tree to be felled to near ground level

**7. To confirm date of next meeting, Friday 18<sup>th</sup> December 2020 at 11am, Remotely**

**Meeting Closed: 2.45pm**

**Signed:**

**Dated**