



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 held at 2.00pm on 13th October 2020 remotely via Microsoft Teams

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

Public: Cllr Michael Murwill

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

1. To receive apologies for absence

The meeting was fully attended

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 8th September 2020

Resolved: Approved minutes of the meeting held on 29th September 2020. Minutes to be signed by the Chairman

4. To consider planning applications advertised in press lists the 9th and 16th September 2020

Ref	Location	Proposal
20/01456/HOU	Ledge House, 27 Paddock Drive, Bembridge, PO35 5TL	Demolition of single storey conservatory; proposed single storey extension
BNDP: D1, D2, EH1 Comments were positive about this application as it represents a significant improvement to the property. It was agreed that it complied with BNDP Policies D1, D2 and EH1 as not out of character or context with surroundings or neighbouring properties. It was noted that the lack of a lantern on the pitched roof would create less light pollution. Resolved: Recommend Approval as complies with BNDP policies D1, D2 and EH1 All in Favour		
20/01498/HOU	The Dolphins, 18 Brooks Close, Bembridge, PO35 5RG	Demolition of garage, conservatory and extension; proposed single storey extension, loft conversion and alterations
BNDP: D1, D2, EH1 There was a difference of opinion regarding this application. Some members considered that despite it being a large extension, the changes improved the property under BNDP policy D2. It is situated off the main road, sits nicely within the plot and is not overlooking other properties and compliant with BNDP Policies D1 and EH1. Although other members thought that it was of poor design and does not comply with BNDP Policy D1. Resolved: Recommend Approval as complies with BNDP Policies D1, D2 and EH1 3 in favour 2 against		

20/01306/HOU	17 Trelawny Way, Bembridge	Proposed cladding and rendering of property
<p>BNDP: D1, D2 and EH1</p> <p>Members agreed that this was a very poor application. The proposal description did not reflect the extent of work to be undertaken and was misleading in the context of the application as a whole. It does not comply with BNDP Policies D1, D2 and EH1 in that it is overbearing, out of context and character with the surrounding properties.</p> <p>Resolved: Recommend Refusal as does not comply with BNDP policies D1, D2 and EH1</p> <p>All in Favour</p>		

5. To note planning decisions from Isle of Wight Council for the period 28th August to 9th October 2020

Ref	Location	Proposal	PC Decision	IWC Decision
<u>20/01218/RVC</u>	105 Howgate Road, Bembridge, PO35 5TW	Variation of condition No 2 on 19/01443/HOU to allow for a change in the design/size of the approved single storey rear extension	Approved	Granted 23/09/2020
<u>20/01222/HOU</u>	53 Steyne Road, Bembridge, PO35 5SL	Proposed vehicular access and turning area (revised scheme)	Approved	Granted 24/09/2020
<u>20/00302/HOU</u>	2 Avondale, Mitten Road, Bembridge, PO35 5UP	Two single storey rear extensions; single storey extension on front elevation; extension to loft on rear elevation	Approved	Granted 28/09/2020

6. To note correspondence on Planning matters

IW Council Tree works consent @ 86 High Street, Bembridge, PO355SF – Oak tree to have crown reduced by 30% of the crown's capacity. The overextended branch crossing the neighbouring boundary is to be reduced by 70% of its length to form part of the general crown shape and form. All reductions are to be to strong growth points at least one third the diameter of the adjacent pruning point.

7. To discuss and consider a response to the Public Consultation on the future of planning following a report provided by Mr Phil Salmon

Resolved: Following discussions, it was agreed to submit a response based on Cllr Sullivan's' report
All in Favour

8. To discuss and consider email from Bob Seely MP regarding 'Housing and Land Use on the Isle of Wight'

The members noted this report and it was agreed to submit the Public Consultation response to Bob Seely MP as it also covers housing and land use.

9. To discuss and consider adding supplement to Bembridge Neighbourhood Development Plan as per advice

Proposals for Updates and Additions to the Bembridge Neighbourhood Development Plan were discussed by members. It was agreed that this should be discussed at the outset with Ollie Boulter of the IW Council Planning Department to see if it can be achieved without the need for a referendum. If this is not possible, then it may be necessary to wait for the outcome of the Public Consultation on Planning and its potential impact on Neighbourhood Plans.

10. To confirm date of next meeting, Tuesday 3rd November 2020 at 2pm, Remotely

Meeting Closed: 2.50pm

Signed:

Dated