



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 18th August 2020 remotely via Microsoft Teams

Present: Cllr M Sullivan (Chairman), Cllr Weedall, Cllr Donlon, Cllr White, Mrs J McDade (Clerk) and Mr M Pink (Clerk)
Public: IW Cllr M Murwill

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

1. To receive apologies for absence

Apologies accepted from Cllr Fagan

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 21st July 2020

RESOLVED: Approved minutes of the meeting held on 21st July 2020. Minutes to be signed by Chairman

4. To consider planning applications advertised in press lists the 31st July and 14th August 2020

Ref	Location	Proposal
<u>20/01062/FUL</u>	2 High Street, Bembridge, PO35 5RZ	Proposed change of use of former bank to form three retail units and additional accommodation for flat; alterations to include terrace at 1 st floor level (revised scheme)
BNDP: D2, D4, WS1, WS4, WS5 As previously stated on application 19/01017/FUL the application conforms with policies D2, D4, WS1, WS4 and WS5, which should not be affected by the proposed change of use. The only concern is regarding parking which is restricted in this area. RESOLVED: Recommend Approval as complies with BNDP policies D2, D4, WS1, WS4 and WS5		
<u>20/01082/HOU</u>	Hillway House, Hillway Road, Bembridge, PO35 5PG	Proposed extensions to side of property forming additional living space
BNDP: D2, EH1 Concerns raised over the light pollution and Dark Skies, so ANOB comments need to be followed: 'Policies P34 and P35 of the AONB Management Plan look to conserve dark skies'. This is an important geological area, so the Archaeological Officers comments need to be adhered to: 'No development shall take place until the applicant or their agents has secured the implementation of an archaeological watching brief in accordance with a Written Scheme of Investigation which has been agreed in writing by the County Archaeology and Historic Environment Service and approved by the planning authority. The development shall be carried out in accordance with the agreed details.' The proposed extension is in front of the building line of the main dwelling and is out of scale and size with the surroundings, therefore contrary to policies D2. The design would have an adverse impact on the locality which goes against policy EH1. Disappointed with the amount of information within the plans.		

RESOLVED: Recommend Refusal as contrary to BNDP policies D2 and EH1, comments by ANOB must be taken into account with regards Dark Skies and the Archaeological Officer's request for an 'implementation of an archaeological watching brief in accordance with a Written Scheme of Investigation which has been agreed in writing by the County Archaeology and Historic Environment Service and approved by the planning authority' has been completed.		
<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.
<p>BNDP: D1, D2</p> <p>Large lantern is a concern with the Dark Skies initiative which needs to be addressed. Lack of details on the plans makes discussion difficult but can see that this is squaring of a corner which is not out of scale or context with neighbouring buildings so complies with policies D1 and D2.</p> <p>RESOLVED: Recommend Approval as complies with BNDP policies D1 and D2</p>		

5. To note planning decisions from Isle of Wight Council for the period 17th July to 14th August 2020

Ref	Location	Proposal	PC Decision	IWC Decision
<u>20/00397/HOU</u>	Nine, Lane End Road, Bembridge	Demolition of existing conservatory and bathroom extensions; proposed single storey rear extension and bay window; alterations to include new roof covering, windows, chimney removal and landscaping	Approved	Granted 30/07/2020
<u>20/00827/FUL</u>	Beach Hut 33, Foreland Field Road, Bembridge, PO35 5TR	Proposed alterations and extension to two existing beach huts, including link extension to form one beach hut for holiday accommodation	Approved	Granted 06/08/3030

6. To note correspondence on Planning matters

- IW Council Tree works consent @ Finches, Lane End Road, Bembridge. T1,2 and 4 Oak Trees - to be crown cleaned and remove dead, dying, snapped or torn branches.
T3 Oak Tree – to be felled to near ground level
- IW Council Tree works consent @ Dar View, Love Lane, Bembridge. Turkey Oak – raise crown to 30 feet and remove large branch encroaching on house, removal of suckers
- IW Council Tree works consent @ 6 Sycamore Drive, Bembridge. Ash Tree to be felled to near ground level
- Notice of new appeal lodged – 20/00295/HOU – The Garden Cottage, Swains Road, Bembridge
- Noted MONITORING OFFICER BULLETIN #29, Planning for the future sent via email to Committee

7. To confirm date of next meeting, TBA at 2.00pm, Remotely

Meeting Closed: 2.40pm

Signed:

Dated: