



# 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 7<sup>th</sup> July 2020 held remotely via Microsoft Teams

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

**Members of the Public: 1**

### PUBLIC FORUM

Hazelwood application – 6 objection letters were received from residents of Manna Road regarding this application, which were forwarded to Committee Members prior to the meeting.

**1. To receive apologies for absence**

The meeting was fully attended via Microsoft Teams

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

Personal Interest in Hazelwood application received from Cllrs White, Fagan and Sullivan

**3. To receive for approval minutes of the meeting held on 3<sup>rd</sup> March 2020**

**RESOLVED:** Approved minutes of the meeting held on 3<sup>rd</sup> March 2020 and duly signed by the Chairman

**4. To receive for approval decisions made via email**

- a) Email decision 17<sup>th</sup> March 2020
- b) Email decision 15<sup>th</sup> April 2020
- c) Email decision 27<sup>th</sup> April 2020
- d) Email decision 20<sup>th</sup> May 2020
- e) Email decision 26<sup>th</sup> May 2020

**RESOLVED:** Approved decisions made via email dated 17<sup>th</sup> March, 15<sup>th</sup> April, 27<sup>th</sup> April, 20<sup>th</sup> May and 26<sup>th</sup> May, and duly signed by the Chairman

**5. To consider planning applications advertised in press lists the 26<sup>th</sup> June and 3<sup>rd</sup> July 2020**

Ref	Location	Proposal	Comments Due
<u>20/00582/FUL</u>	5-7 High Street, Bembridge, PO35	Proposed alterations and change of use of first floor from office to two bedroomed self-contained flat; internal alterations to ground floor to provide internal extensions to Fishmongers Shop; alterations to former public toilets to create two private toilets for use by local businesses (Revised Plans) (Re-Advertised)	17 <sup>th</sup> July 2020
<b>BNDP: EH2 and WS1</b>			
Concerns raised by Island Roads regarding highway issues and police report regarding the toilets must be adhered to. Consideration had not been given to the grade 2 listed K1 Telephone box when scaffolding was			

<p>erected around it and resting on its roof, which is contrary to the advice of the Archaeological Officer. Though improvement to the building is supported, the application is contrary to policy WS1 as it would result in the loss of a business premises within the Village Core Retail Centre, which are protected within the Bembridge Neighbourhood Plan, changing the toilets into offices/retail units would have mitigated this situation. Conservation had previously stated windows would have to be replaced with crittall frames to remain like for like as the building is in the conservation area. They have recently been replaced with aluminium frames therefore the application is contrary to policy EH2 and contravenes the covenant on the building.</p> <p><b>RESOLVED:</b> Recommend refusal as contrary to BNDP policies EH2 and WS1</p> <p>4 in favour      1 against</p>			
20/00821/FUL	Hazelwood, Manna Road, Bembridge, PO35 5UX	Demolition of workshop; proposed detached dwelling with access off Manna Road & proposed extension to Hazelwood (including cladding) (Revised Scheme)	17 <sup>th</sup> July 2020
<p><b>BNDP: D1, D2, D3, EH1, H1, GA1 and OL1</b></p> <p>Whilst this application complies with policies H1 and OL1 being a ‘smaller scale development’, it fails in several other policies. The application is out of scale and context with neighbouring buildings and would have an over dominant impact on existing properties, therefore is contrary to policies D1, D2, D3 and EH1. The application would have a detrimental effect on neighbouring properties. There is a failure to provide adequate parking and there is inadequate access, which goes against policy GA1. A single storey property application would be supported if complying with the BNDP.</p> <p><b>RESOLVED:</b> Recommend refusal as contrary to BNDP policies D1, D2, D3, EH1 and GA1</p> <p>All in favour</p>			
20/00827/FUL	Beach Hut 33, Foreland Shore, Foreland Fields Road, Bembridge, PO35 5TR	Proposed alterations and extension to two existing beach huts, including link extension to form one beach hut for holiday accommodation	17 <sup>th</sup> July 2020
<p><b>BNDP: D2, EH3, T1 and T2</b></p> <p>This is not out of scale with neighbouring properties and does not detract from the rural landscape, so therefore conforms with policies D2 and EH3. Sustainable tourism development, policy T1 and development of holiday accommodation directed at the tourism market, which is occupied by visitors for short periods, policy T2, are supported within the BNDP. Concerns regarding the skylights and the ANOB Dark Skies policy need to be considered.</p> <p><b>RESOLVED:</b> Recommend Approval with consideration of the ANOB Dark Skies policy</p> <p>All in favour</p>			
20/00927/HOU	57 Meadow Drive, Bembridge, PO35 5XU	Proposed single storey side extension; alterations to fenestration; alterations to patio	24 <sup>th</sup> July 2020
<p><b>BNDP: D2</b></p> <p>This is a modest extension on a good size plot but the proposed flat roof goes against policy D2, which states that ‘new roofs are to be pitched unless this is out of character with the existing building’, the flat roof would be out of keeping with the rest of the building.</p> <p><b>RESOLVED:</b> Recommend Refusal as contrary to BNDP policy D2</p> <p>All in favour</p>			

**6. To note planning decisions from Isle of Wight Council for the period 4<sup>th</sup> June to 17<sup>th</sup> June 2020**

Ref	Location	Proposal	PC Decision	IWC Decision
<u>20/00461/FUL</u>	49 Steyne Road, Bembridge, PO35 5SL	Proposed pair of semi-detached dwellings; vehicular access.	Approved	Granted 04/6/2020
<u>20/00489/RVC</u>	57 Foreland Road, Bembridge, PO35 5UA	Variation of condition 2 on 19/00631/FUL to alter approved scheme	Refused	Granted 11/06/2020
20/00654/FUL	Blue Cedar, Swains Lane, Bembridge, PO35 5ST	Demolition of dwelling and garage; replacement dwelling	Approved	Granted 17/6/2020

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

Noted correspondence from IWC regarding tree works approved at 43 High Street. Ash tree to be felled to near ground level

**8. To confirm date of next meeting, 21<sup>st</sup> July 2020 at 2.00pm, Remotely**

Confirmed next meeting on 21<sup>st</sup> July 2020 at 2pm to be held remotely via Microsoft Teams

**Meeting closed: 3pm**

**Signed**

**Dated**