



# BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,  
5 Foreland Road, Bembridge, Isle of Wight, PO35 5XN  
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## PC Agenda 20<sup>th</sup> April 2020

### Application Responses from emails received by 27<sup>th</sup> April 2020

Please state any pecuniary or other interests relating to items on the agenda

Cllrs Fagan and White declared a personal interest in 20/00530/FUL: Land adjacent to 1 Swains End, Swains Road

Ref	Location	Proposal
<u>20/00582/FUL</u>	5 - 7 High Street, Bembridge	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 extension of Fishmongers Shop; alterations to former public toilets to create two toilets for public use
BNDP: EH1, EH2, WS1 The building is situated within the Conservation area and despite being described by the applicant as having no architectural importance, it occupies a prominent position within the village and has been described in the recent past as iconic. A covenant currently exists to protect the façade. Any replacement of windows should be sympathetic to the built design and more detail of design and materials would be required for Bembridge Parish Council to support any changes. Bembridge Parish Council also endorses Hampshire Constabulary's comments with regard to the proposed toilet facilities. Indeed, there is no justification for privately owned public conveniences. Bembridge Parish Council owns and maintains a modern disabled access facility within the Village centre. There are also objections over the change of use of the premises from an office / business premises to residential under BNDP Policy WS1 BPC Planning Committee <b>Recommend Refusal</b> of this application as it is contrary to BNDP Policies EH1, EH2 and WS1		
20/00529/RVC	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
BNDP: EH1, D2 Although this is a slight increase in size from the recently approved application it still sits within a large plot and therefore complies with BNDP Policies EH1 and D2 BPC Planning Committee <b>Recommend Approval</b> of this application as it complies with BNDP Policies EH1 and D2		
20/00530/FUL	Land Adjacent To 1 Swains End, Swains Road, Bembridge	Proposed dwelling (revised scheme)
BNDP: H1, EH1, EH2, D1 and GA1 This site is situated within the conservation area. The main concern is the access onto a bridleway/footpath which would be an offence without lawful authority and would have safety concerns for horse riders and pedestrians. Without access to the site parking issues would arise therefore contrary to policy GA1. Badger survey and tree reports are needed. Conforms with policy OL1 within the small-scale limit but fails with policy H1 as it does not meet a local need. Previous applications on this site have been refused on the grounds that they do not conserve and protect the area or that they do not compliment or enhance the character of the existing surroundings. This application does not alter that and therefore is not compliant with BNDP Policy EH1, EH2 and D1. BNDP Planning Committee <b>Recommend Refusal</b> of this application as it is contrary to BNDP Policies H1, EH1, EH2, D1 and GA1		

Signed:

Dated: