



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 6.00pm on 3rd March 2020 in the Village Hall

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

Members of the Public: 16

Public Forum:

- A statement was read out on behalf of the applicants of 11 Forelands Field Road.
- A representative of a group of Manna Road residents read a statement of their grave concerns about this application as it represents overdevelopment of the site and is not conducive to BNDP paragraphs D1, EH1, EH3 and EH4. They were keen to stress that they are not against a development on this site but would be more supportive of a single storey development that is not of this mass and scale.
- A resident made a short statement on behalf of the applicants of 53 Steyne Road.

1. To receive apologies for absence

Fully Attended

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

Cllr Fagan declared a personal interest in 11 Forelands Field Road and Hazelwood, Manna Road. He also declared that he would not be participating and abstaining from the vote on 65 Howgate Road.

Cllrs Sullivan, Donlon and Weedall declared a personal interest in 11 Forelands Field Road

Cllrs White, Sullivan and Maclean declared a personal interest in Hazelwood, Manna Road

Cllr Sullivan declared a personal interest in 53 Steyne Road

3. To receive for approval minutes of the meeting held on 18th February 2020

RESOLVED: Approved the minutes of the meeting held on 18th February 2020 and duly signed by the Chairman

4. To consider planning applications advertised from the 14th to 28th February 2020

Ref	Location	Proposal	Comments Due
20/00102/FUL	11 Forelands Field Road, Bembridge, PO35 5TP	Demolition of dwelling and chalet (now redundant) chalet/tea-room (No 11a); proposed replacement dwelling and detached garage; closure of vehicular access and relocation of vehicular access	13th Mar
BNDP: D1, D2 and D3 During discussions, there were differing views from members. However, most agreed that the garage is out of scale and context and therefore contrary to BNDP policies D1, D2 and D3. There were concerns that the roof glazing is not in keeping with the AONB Dark Skies policy and should be reduced. The members also noted the report from Island Roads and their concerns about the visibility splays			
RESOLVED: Recommend Refusal as application does not conform to BNDP Policies D1, D2 and D3 For: 3 Against: 3 The Chairman settled the resolution using her casting vote			

20/00221/FUL	Hazelwood, Manna Road, Bembridge, PO35 5UX	Demolition of workshop; proposed two storey detached dwelling and formation of vehicular access, garage extension to existing dwelling and formation of vehicular access	13th Mar
<p>BNDP: D1, D2, D3, EH1, OL1 It was generally agreed by members that this site needs improving. However, this application represents significant over-development of this site. It is a prominent dwelling on a half size plot which will be overbearing and not in keeping with the surrounding properties and therefore does not conform to BNDP Policies D1, D2, D3, EH1 and OL1</p> <p>RESOLVED: Recommend Refusal as application does not conform to BNDP Policies D1, D2, D3, EH1 and OL1 For: 6 Against: 0</p>			
20/00227/HOU	65 Howgate Road, Bembridge, PO35 5QU	Proposed single storey rear extension forming sitting/dining room and new entrance porch	13th Mar
<p>BNDP: D1 AND D2 The Committee were concerned that this application does not conform to the Design Criteria as highlighted in BNDP Policy D1. The proposed roof design indicates a flat roof which is in direct contravention of BNDP Policy D2 which states "New roofs are to be pitched unless this is out of character with the existing building". It was agreed that there is scope for a pitched roof which would bring it into line with the policy</p> <p>RESOLVED: Recommend Refusal as application does not conform to BNDP Policies D1 and D2 For: 5 Abstentions: 1</p>			
20/00242/CLEUD	29 Foreland Road, Bembridge, PO35 5XN	Lawful Development Certificate for continued use of vehicular access and parking space	13th Mar
<p>BNDP: Members of the committee agreed that this application should be supported</p> <p>RESOLVED: Recommend Approval For: 6 Against: 0</p>			
20/00243/HOU	53 Steyne Road, Bembridge, PO35 5SL	Proposed vehicular access and turning area	13th Mar
<p>BNDP: GA1 Even though this application conforms to BNDP Policy GA1, the members were guided by the report made by Island Roads, specifically with regard to visibility splays. It was agreed that until the recommendations of this report are implemented, the Parish Council is unable to support this application.</p> <p>RESOLVED: Recommend Refusal at this stage until IR recommendations implemented For: 6 Against: 0</p>			
20/00302/HOU	2 Avondale, Mitten Road, Bembridge, PO35 5UP	Two single storey rear extensions; single storey extension on front elevation; extension to loft on rear extension	20th Mar

BNDP: D1 and D2

Despite a difference of opinion among members over its general compliance with BNDP Policies D1 and D2, it was agreed that the Loft and Flat roof aspects of the application DO NOT comply with these policies.

RESOLVED: Recommend Refusal as application does not conform to BNDP Policies D1 and D2

For: 5

Against: 1

5 To note planning decisions from Isle of Wight Council for the period 7th January to 28th February 2020

Ref	Location	Proposal	PC Decision	IWC Decision
19/01639/HOU	12 Downs View Road, Bembridge, PO35 5QT	Proposed single storey rear extension	Approved	Granted 14.02.20
19/01567/HOU	Blue Cedar, Swains Lane, Bembridge, PO35 5ST	Demolition of garage; proposed alterations; single storey extension on front elevation; new roof to provide accommodation within roof-space; Juliet balcony on front and rear elevation	Refused	Refused 12.02.20
19/01627/HOU	8 Brook Furlong, Bembridge, PO35 5QR	Proposed single storey rear extension	Refused	Refused 13.02.20
19/00012/RVC	Marine Works, Embankment Road, Bembridge	Variation on conditions 2, 5 and 11 on P/00260/18	No Comment	Granted 21.02.20

6. To note correspondence on Planning matters

- Treeworks – IWC – The Garland, Ducie Avenue, Bembridge. Poplar Pollard back to previous points.

7. To confirm date of next meeting

Confirmed 17th March 2020 at 6.00pm, Village Hall, Bembridge

Meeting closed: 7.10pm

Signed:

Dated: