



# 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 are summoned to attend a meeting at **6.30pm** on **18<sup>th</sup> June 2019** in the **Village Hall**

**Present:** Cllr M Sullivan (Chairman), Cllr M Donlon, Cllr S Weedall, Cllr K Fagan and Mrs J McDade (Clerk)

**Public:** 2

**1. To elect a Chairman**

Cllr Sullivan was proposed and seconded

**RESOLVED:** Cllr Sullivan was appointed Chairman of Bembridge Planning Committee

**2. To receive apologies for absence**

Apologies received from Cllr White

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

None

**4. To receive for approval minutes of the meeting held on 7<sup>th</sup> May 2019**

**RESOLVED:** Approved minutes of the meeting held on 7<sup>th</sup> May 2019 and duly signed by Chairman

**5. To consider planning applications advertised from the 27<sup>th</sup> April to 7<sup>th</sup> June 2019**

Ref	Location	Proposal	Comments Due
19/00218/HOU	5 Samphire Walk Forelands Field Road Bembridge Isle Of Wight PO35 5AJ	Proposed single storey side extension; conservatory; balcony on rear elevation	21st June 2019
BNDP: D1, D4 and EH1  Balcony overlooks neighbouring garden which is contrary to policy D4. Roof-lights are contrary to the Dark Skies. This is outside the settlement boundary and in an ANOB area, so ANOB comments must be adhered to if approved. The application is not overdominant so complies with policy D1 but will have an adverse impact on the quality of the locality contrary to policy EH1. <b>RESOLVED:</b> Recommend Refusal as contrary to policies D4 and EH1			
19/00223/HOU	Heathfield Cottage Preston Road Bembridge Isle Of Wight PO35 5UN	Proposed single storey rear extension	21st June 2019
BNDP: D2  Roof-lights are contrary to the Dark Skies. Large extension on boundary which is not subservient in size and scale to the existing building, contrary to policy D2. <b>RESOLVED:</b> Recommend Refusal as contrary to policy D2 3 in favour 1 against			

19/00178/CLEUD	The Elms Residential Home Swains Road Bembridge Isle Of Wight PO35 5XS	Lawful Development Certificate to establish compliance with condition 1 on P/00909/15 to establish a legal commencement of works for this development.	28th June 2019
Original application approved in 2015. <b>RESOLVED:</b> Recommend Approval			
19/00279/HOU	Land Rear Of Almora, Adjacent To 5 Howgate Close Bembridge Isle Of Wight PO35 5TG	Proposed detached garage	28th June 2019
BNDP: D2  Positive for neighbouring properties as less congestion on the road but property will have virtually no amenity space. Not out of context with neighbouring properties so conforms with policy D2. <b>RESOLVED:</b> Recommend Approval			
19/00300/HOU	24 Egerton Road Bembridge Isle Of Wight PO35 5RF	Proposed alterations and single storey extension	5th July 2019
BNDP: D1, D2 and EH1  Roof-lights are contrary to the Dark Skies. Is subservient in size and scale of existing house so complies with policy D2. Will not have an adverse effect on neighbours and is not out of character, therefore conforms to policies EH1 and D1. <b>RESOLVED:</b> Recommend Approval			
19/00298/FUL	Almora Foreland Farm Lane Bembridge Isle Of Wight PO35 5TJ	Demolition of existing dwelling; proposed replacement dwelling	5th July 2019
BNDP: D1, D3, EH1 and GA1  Replacing a beautiful arts and crafts house with a modern building. Inadequate plans to view, not showing all neighbouring properties and not enough supporting information. Large plot and proposed dwelling will not be out of context with neighbouring properties so conforms to policies D1 and D3, and is not squeezed into the plot so complies with policy EH1. Will provide adequate parking provision conforming to policy GA1. <b>RESOLVED:</b> Recommend Approval			
19/00243/FUL	Kingsmere Beach Cafe Lane End Road Bembridge Isle Of Wight PO35 5TB	Replacement cafe	5th July 2019
BNDP: D2, D3, T1 and OL1  Will be good for tourism complying with policy T1. Does look like overdevelopment of the size contrary to policy OL1. In context with neighbouring building so complies with policies D2 and D3. <b>RESOLVED:</b> Recommend Approval			

**6. To note the planning decisions from Isle of Wight Council for the period 26<sup>th</sup> April to 7<sup>th</sup> June 2019**

Ref	Location	Proposal	Planning Decision	IW Decision
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P/00261/19	Madras Cottage, Dennett Road, Bembridge, Isle of Wight, PO35 5XF	Proposed outbuilding to form boathouse, bike store, washing facility and sun room	Approved	Granted 24.5.19
<a href="#">P/00282/19</a>	7 Howgate Road, Bembridge, Isle of Wight, PO35 5QN	Proposed detached dwelling, single storey garage port and garden store; alterations to vehicular access; ancillary landscaping	Approved	Granted 31.5.19

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

- Isle of Wight tree consent for works at East Cliff, Love Lane. Consent granted for works on Cedar tree to be felled to near ground level, Horse Chestnut tree to be felled to near ground level and Holm Oak tree to be reduced by 50%.
- Isle of Wight tree consent for works at Bembridge Sailing Club. Consent granted for works on Turkey Oak tree to be felled to near ground level.
- Isle of Wight tree consent for works at 29 High Street. Consent granted for reduction of Fig tree by 30%.
- Isle of Wight tree consent for works at Westwings, Ducie Avenue. Consent granted for works on Sycamore tree to be felled to ground level.

**8. To confirm date of next meeting - 2<sup>nd</sup> July 2019 at 6.30pm, Village Hall, Bembridge**

**Meeting Closed: 7.20pm**

**Signed:**

**Dated:**