



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 & Environment Committee meeting held on Wednesday 17th January 2024 at 5.30pm in The Cloisters

Present: Cllr M Groom (Chair), Cllr I Davis, Cllr M Humphray, Cllr G Stoddart-Stones, Cllr M Sullivan, Cllr L White

Officer: Julia Shorrocks (clerk)

Public: 1 member of the public who spoke about item 4.2. Loss of privacy from the 3 dormers, development overbearing, dominant and out of character.

1. Apologies for Absence Apologies were received from Cllr C Adams, & Cllr Philipsborn.

RESOLVED: to accept the apologies from Cllrs Adams & Philipsborn.

2. Declarations of Interest – Cllr Sullivan item 4.6

3. Minutes of the previous meeting of the Council

RESOLVED: to defer the signing of the minutes for some alterations to be made.

4. Applications

To consider the following applications and make recommendations to the IOWPA:

4.1 23/02172/HOU 5 The Lanterns Sherbourne Street Bembridge Isle Of Wight PO35 5RU
Demolition of extension; proposed replacement single storey rear extension.

RESOLVED: BPC suggest that the IoW Council should refuse this application.

This application does not seem to differ from the previous one and so the Parish Council's comments are the same. The property is in the Village Conservation Area. BNDP D2 opposes flat roofs and given that the existing extension has a sloping roof the committee agreed that the new extension with flat roof would be out of character with the existing building.

4.2 23/02081/HOU White House Ducie Avenue Bembridge Isle Of Wight PO35 5NE
Proposed single/two storey front extension; single storey rear extension; alterations and conversion of garage into home office/gym; alterations to include dormers on rear elevation; proposed detached store.

RESOLVED: BPC suggests that IoW Council give permission for this application, but the PC have some concerns and would like to see the following:

Bats – an ecology report is needed.

Dormers – these fail BNDP D1 (not demonstrated that these do not interfere with the amenity of South Lodge to the rear). These should be Velux on the rear side of the building.

Too many changes which change the character of the building.

Block paving will cause water runoff. Paving needs to be a permeable surface.

The lantern roof light in the flat roof extension is against the dark skies' initiative.

4.3 23/02159/HOU Stanwell Farm Peacock Hill Bembridge Isle Of Wight PO35 5PS
Proposed alterations and extension to porch.

RESOLVED: BPC suggests that IoW Council give permission for this application. It meets BNDP D2

M.C Groom
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- 4.4 23/02160/LBC Stanwell Farm Peacock Hill Bembridge Isle Of Wight PO35 5PS
Listed Building Consent for proposed alterations and extension to porch.
Noted
- 4.5 23/02161/FUL Stanwell Farm Peacock Hill Bembridge Isle Of Wight PO35 5PS
Proposed field and implement store.
RESOLVED: BPC suggests that IoW Council give permission for this application. It meets BNDP EH3 for size and location.
- 4.6 23/02247/HOU 1 Forelands Field Road Bembridge Isle Of Wight PO35 5TP
Proposed single storey side extension, single storey front extension and alterations to include conversion of garage to form ancillary accommodation; decking to rear of dwelling.
RESOLVED: BPC suggests that IoW Council give permission for this application. It is a small subservient extension.

5. Tree Works Applications

To consider the following applications – None **Noted**

6. Condition Compliance & Non-Material Amendment Applications

- 6.1 24/00003/DIS Shell Cottage Ducie Avenue Bembridge Isle Of Wight PO35 5NE
Condition appliance application on 23/01554/HOU relating to condition 3 (arboreal method statement) **Noted**

7. IOWC planning decisions

- 7.1 Granted – 23/01931/FUL** Little Hearn Swains Lane Bembridge Isle Of Wight PO35 5ST
Demolition of outbuilding; Proposed self-contained annexed accommodation. **Noted**
- 23/01826/TW** Cranford Love Lane Bembridge Isle Of Wight PO35 5YD
T3 (T2 on TPO); Lime - Pollard to previous points. **Noted**
- 23/01884/TW** 2 Cavendish Close Bembridge Isle Of Wight PO35 5AG
T1; Maple: MulØstem. Remove all stems to near ground level. T2; Sweet chestnut: Remove to near ground level. T3; Maple: Remove to near ground level. **Noted**
- 23/01956/HOU** 2B Brook Furlong Bembridge Isle Of Wight PO35 5QR
Proposed single storey lean-to side extension, extension to front porch. **Noted**
- 23/01773/TW** Knowles Copse Church Road Bembridge Isle Of Wight
Elm - Remove Sycamore – Remove **Noted**
- 23/02010/TW** East Cliff Love Lane Bembridge Isle Of Wight PO35 5NH
Tree 1; Mimosa - Reduce the remaining tree to the ground to make safe (see photo on 11/10/23). Tree 2; Chestnut tree - Reduce the centre trunk to a height of 3m; Retain a section of the tree for woodpeckers (see photo). Retain the remaining two branches. Tree 3; Sycamore - Dismantle (1st stem had to be dismantled on 2/11/23 by Spike Hughes as it split at the base in the storm that morning and was in immediate danger of falling onto the carport); Remaining 2nd stem needs to be dismantled due to the base failure. Tree 4; Evergreen magnolia - Crown reduction and liØing to reduce overall height and width by 50%, remove the two lower branches. Tree 5; Holm oak - Remove the six large limbs on the south-east side to balance the opposite side of the tree Woodland area immediately to left and right of 3no chalets on beach - per area detailed on the sketch plan - Pollard

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(mostly Sycamores) to 1.8m above ground level as a part of the woodland management.

Noted

7.2 Refused – None Noted

7.3 Withdrawn – None Noted

7.4 Appeals – None Noted

8. Planning applications to date – Review of spreadsheet Noted

9. To note any further information items, correspondence received or requests:

None Noted

Meeting Closed at 6.15pm

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Committee Members are summoned to attend a **MEETING of the Planning & Environment Committee to be held at 6.00pm on Wednesday 21st February 2024 in the CLOISTERS**. Members of the public have a right to and are invited to attend. Please note this meeting may be recorded (audio).

Mark Rochell, Acting Clerk and RFO to the Council

14th February 2024

Committee Members: Cllr M Groom (Chair), Cllr C Adams, Cllr I Davis, Cllr M Humphray, Cllr S Philipsborn, Cllr G Stoddart-Stones, Cllr M Sullivan, Cllr L White

Public Forum: Members of the public are invited to speak on items on the agenda in accordance with Standing Orders. Answers may be given during the meeting or in writing following the meeting. At the chairman's discretion, members of the public may be invited to speak on specific items during the meeting. (Please introduce yourself when addressing the Council.)

Agenda

1. Apologies for Absence

To receive and accept apologies for absence.

2. Declarations of Interest

To receive and record any declarations of interest.

3. Minutes of the previous meeting of the Council

To receive and adopt the minutes of the Planning Committee Meetings of 3rd January 2024 and 17th January 2024

4. Applications

To consider the following applications and make recommendations to the planning authority:

- 4.1. **24/00050/FUL** Marine Works Embankment Road Bembridge Isle of Wight
Proposed first floor extensions to workshop units 1, 2, 5 and 6 to provide storage space.
- 4.2. **24/00178/HOU** 19 Woodland Grove Bembridge Isle of Wight PO35 5SG
Demolition of existing garage; Proposed single storey extensions to side and rear.

5. Tree Works Applications

To note the following applications.

- 5.1. None received.

6. Condition Compliance & Non-Material Amendment Applications

To note the following applications:

- 6.1 None received.

7. IOWC planning decisions

To note the following decisions:

7.1 Granted –

- 23/02044/HOU** Skanor Church Road Bembridge Isle of Wight PO35 5NA
Demolition of a conservatory and porch/WC. Proposed single storey side and rear extensions, replacement roof finish, cladding of existing walls and garage extension.
- 23/02091/HOU** 12 Paddock Drive Bembridge Isle of Wight PO35 5TL
Alterations to include garage conversion and proposed side/rear extension, front porch and balcony and cladding of front walls with horizontal boarding; alterations to vehicular access and new hardstanding to widen existing driveway (revised description).
- 23/02080/HOU** 6 St Lukes Drive Bembridge Isle of Wight PO35 5XA



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Proposed extension and alterations

23/02011/TW Northclose Cottage Northclose Road Bembridge Isle of Wight PO355XP

T1; Ash - Remove house side fork branch from lowest limb.

T2; Evergreen oak - Remove the six lowest branches on house side of tree.

23/01814/TW Dove Cottage Swains Lane Bembridge Isle of Wight PO35 5ST

No.1: Oak Tree - Remove lower branches in order to have the crown raised to 5 to 6 metres above ground level

No.2: Evergreen Oak - Remove two main branches from the trunk.

23/02161/FUL Stanwell Farm Peacock Hill Bembridge Isle of Wight PO35 5PS

Proposed field and implement store.

23/02160/LBC Stanwell Farm Peacock Hill Bembridge Isle of Wight PO35 5PS

Listed Building Consent for proposed alterations and extension to porch.

23/02159/HOU Stanwell Farm Peacock Hill Bembridge Isle of Wight PO35 5PS

Proposed alterations and extension to porch.

7.2 No Objection –

23/02053/TW Seaglass Church Road Bembridge Isle of Wight PO35 5NA

T1; Holm Oak - Fell to near ground level.

7.3 Refused –

23/02172/HOU 5 The Lanterns Sherbourne Street Bembridge Isle of Wight PO35

5RU

Demolition of extension; proposed replacement single storey rear extension

7.4 Withdrawn None received.

7.5 Appeals None received.

8. Planning applications to date

To review of spreadsheet of planning applications to date 2024.

9. Letter of objection

To review letter of objection to application 23/01920/FUL (reference Full Council minute 15/24) produced by Plan Research and submitted to the planning authority on 2nd February 2024.

10. Elms Nursing Home Billboard

To discuss and review letters received from the public regarding the Elms Nursing Home Billboard.

11. Recommendations from Sustainability Working Group

To receive recommendations from Sustainability Working Group meeting held on Thursday 8th February 2024.

11.1. Bicycle Racks

Date of next meeting: 6th March 2024