



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 at 5:15pm on Wednesday 1st May 2024 in the Bembridge Village Hall.

Mark Rochell, Clerk and RFO to the Council

2nd May 2024

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

Public Forum: No members of the public were in attendance.

Minutes

1. Apologies for Absence

To receive and accept apologies for absence.

Resolved: To accept apologies from Cllr S Philipsborn and Cllr M Humphray.

2. Declarations of Interest

To receive and record any declarations of interest.

None received.

3. Minutes of the previous meeting of the Council

To receive and adopt the minutes of the Planning Committee Meeting of the 17th of April 2024.

Received and adopted.

4. Applications

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

- 4.1. [24/00505/HOU](#) Woodpeckers Halt Swains Road Bembridge Isle of Wight PO35 5XS
Retention of detached garage - as built.

Resolved: To recommend IoWC **reject** the application as it varies so widely from original granted application 22/00557/HOU. As with the original application the Parish Council express concern over the need for a skylight which would cause unnecessary light pollution.

- 4.2. [24/00539/FUL](#) Pilot House Embankment Road Bembridge Isle of Wight PO35 5NR
Demolition of dwelling & commercial building; proposed replacement dwelling (C3 (a) Dwellinghouses) & 19no. industrial units (B2 General industrial & B8 (storage or Distribution) (revised scheme)

Failed Amendment: Motion by Cllr Stoddart-Stones to reject application for dwelling house and support the industrial units, was voted against by Committee.

Resolved: To recommend **rejection** of this application based on the objections stated in the previously withdrawn application 23/01165/FUL – (Over development of site, request for a full ground condition investigation due to concerns regarding contamination, section 19 flood report identifies risk of severe flooding, an ecology report is required, access points are insufficient and a safety concern, the development will lead to an unacceptable reductions in the strategic gap between Bembridge and St Helens, and objections to increased light and noise pollution to the lagoon). In addition the Parish Council feel that the development is disproportionate in size and scale of surrounding existing development (BNDP.D.3.), and that it does not provide an appropriate level of landscaping

M.C. 5/6/24



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(BNDP.D.1.(d)). Furthermore, they believe that the balconies overlook neighbouring buildings (BNDP.D.4.).

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 – **24/00247/CLPUD** Sweet Briars Preston Road Bembridge Isle of Wight PO35 5UN
Lawful Development Certificate for proposed garden room.

Noted.

7.2 No Objection – None received.

7.3 Refused – None received.

7.4 Withdrawn - None received.

7.5 Appeals - None received.

8. Planning applications to date

Review of spreadsheet of planning applications to date 2024.

Reviewed.

Meeting closed at : 5:56pm

Date of next meeting: 15th May 2024

MC9 [redacted] 5/6/24