



Minutes of the Planning Committee Meeting held at 6.00pm on 13th August 2019 in the Parish Office

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

Public: 1 member of the public

PUBLIC FORUM

15 minutes were available for Public Questions on items on the Agenda. There were no questions or comments.

1. To receive apologies for absence

The meeting was fully attended.

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

Cllr White declared a pecuniary interest in 19/00631/FUL: 57 Foreland Road, Bembridge, PO35 5UN

3. To receive for approval the minutes of the meeting held on 2nd July 2019

RESOLVED: Approved minutes of the meeting held on 2nd July 2019 and duly signed by the Chairman. There was 1 abstention

4. To consider planning applications advertised from the 29th June to 5th August 2019

Ref	Location	Proposal	Comments Due
19/00520/FUL	Flat 1 The Nab House Beach House Lane Bembridge Isle Of Wight PO35 5TA	Demolition of conservatory; Proposed alterations and single storey rear extension.	9th Aug
BNDP: D1, D2, EH1 This application represents an improvement to this property and is not out of character, scale or context with surroundings so complies with policies D1, D2 and EH1. However, concern was expressed about the roof-lights as they would prove contrary with the Dark Skies initiative on the Isle of Wight. RESOLVED: Recommend Approval			
19/00223/HOU	Heathfield Cottage Preston Road Bembridge Isle Of Wight PO35 5UN	Proposed single storey rear extension; cladding of first floor elevations (corrected description - re-advertised application)	9th Aug
BNDP: D1, D2, EH1 This Application is only concerned with the addition of the cladding to the first floor elevations which is not out of character, scale or context with surroundings so complies with policies D1, D2 and EH1. RESOLVED: Recommend Approval			
19/00631/FUL	57 Foreland Road Bembridge Isle Of Wight PO35 5UA	Demolition of Existing Dwelling; proposed replacement dwelling (revised scheme)	23rd Aug
Cllr White left the room BNDP: OL1, GA1, EH1,D1,D3			

This application is of good design and represents the best option for this site. It is of reduced scale from previous applications being 32% lower in height so complies with policies D1 and D3. However, there may still be an issue with overlooking with regard to 57a Foreland Road but will not have an adverse impact on the quality of the locality or scale as per policy EH1 and OL1. There is also adequate parking and access as per policy GA1.

RESOLVED: Recommend Approval

19/00613/RVC	Land rear of Windy Ridge, Swains Road, Bembridge, PO35	Variation of condition No 1 on P/00791/16 to allow amendments to design and materials to plot 1	23rd Aug
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BNDP:

This application is not a minor amendment to the previous application as the new design is completely different and therefore should be presented as a new application.

RESOLVED: Recommend Refusal

19/00700/FUL	69 High Street Bembridge Isle Of Wight PO35 5SF	Demolition of existing dwelling; proposed replacement dwelling	2nd Sept
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BNDP: D1

This application is in the conservation area and is an amendment to insert 3 conservation style roof-lights into an already approved application. Therefore, it has been wrongly advertised by the IW Council. It is not out of character and context with the surroundings as per policy D1. However, the only concern is the effect that the lights will have on the Dark Skies initiative on the Isle of Wight.

RESOLVED: Recommend Approval

5. To note planning decisions from Isle of Wight Council for the period 22nd June to 2nd August 2019

Ref	Location	Proposal	PC Decision	IWC Decision
19/00007/FUL	The Green, Fishermans Walk, Bembridge, Isle of Wight	Change of use of land for the temporary siting of a tea trailer between May and October	Approved	Granted 24.5.19
19/00020/HOU	152 Howgate Road, Bembridge, Isle of Wight, PO35 5TQ	Demolition of conservatory and utility; proposed single storey extension	Approved	Granted 29.5.19
19/00027/HOU	Swains House Swains Road Bembridge Isle Of Wight PO35 5XT	Demolition of two storey part of dwelling; replacement of flat roof with pitched roof over master bedrooms; alterations, repairs and improvements; new portico entrance	Approved	Granted 3.6.19
19/00031/HOU	4 Meadow Drive Bembridge Isle Of Wight PO35 5YA	Proposed single storey extension and patio area.	Approved	Granted 3.6.19
19/00093/FUL	57 Foreland Road Bembridge Isle Of Wight PO35 5UA	Demolition of existing dwelling; proposed dwelling	Refused	Refused 10.6.19
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	Refused	Granted 5.7.19
19/00178/CLEUD	The Elms Residential Home Swains Road Bembridge Isle	Lawful Development Certificate to establish compliance with	Approved	Granted 11.7.19

	Of Wight PO35 5XS	condition 1 on P/00909/15 to establish a legal commencement of works for this development.		
19/00279/HOU	Land Rear Of Almora, Adjacent To 5 Howgate Close Bembridge Isle Of Wight PO35 5TG	Proposed detached garage	Approved	Granted 15.7.19
19/00300/HOU	24 Egerton Road Bembridge Isle Of Wight PO35 5RF	Proposed alterations and single storey extension	Approved	Granted 17.7.19

6. To note correspondence on Planning matters

- IW Council Treeworks consent @ Balure, Ducie Avenue. To remove the three lowest branches of the Oak tree.
- IW Council Treeworks consent @Yenhay, Lane End Road. To fell Oak tree to ground level.
- IW Council Tree Preservation Order on 84,86 and 88 High Street, Bembridge

7. To confirm date of next meeting - 3rd September 2019 at 6.00pm, Village Hall, Bembridge

Meeting Closed: 6.30pm

Signed:

Dated: