

Comments for Planning Application 23/01165/FUL

Application Summary

Application Number: 23/01165/FUL

Address: Pilot House Embankment Road Bembridge Isle Of Wight PO35 5NR

Proposal: Demolition of dwelling & commercial building; proposed replacement dwelling (C3 (a) Dwellinghouses) & 19no. industrial units (B2 General industrial & B8 (storage or Distribution)

Case Officer: Maria Bishop

Customer Details

Name: Bembridge Parish Council

Address: 5 Foreland Road, Bembridge, Isle Of Wight PO35 5XN

Comment Details

Commenter Type: Town Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Bembridge Parish Council recommend that IoWC refuse this application.

This is a huge over development of the site that would benefit from being split into 2 separate applications.

This area is believed to be contaminated. For a significant period of time in the 1990s and early 2000s it is known that there were large amounts of rubbish dumped on site. The belief is the site may contain serious health damaging materials such as asbestos, so the Council believe some investigation of the ground conditions is essential.

The section 19 flood report identifies this area at severe risk of flooding and yet no flood risk assessment has been undertaken. The Council believe this is a priority. The lack of a flood risk assessment has led the EA to recommend refusal.

There is no ecology report. This site is on the edge of an area with protected status, designated an SPA site. The Bembridge lagoons have rare and wonderful birds nesting and living there. Where are the comments from the RSPB, natural England and the Solent Protection Society?

The Council believe the access points are not safe. IRs recommend refusal due to the sight lines and the Council concur with this assessment. The stated car parking is also not clear as the plans appear to show more spaces than stated.

The Council also wish to object on the grounds that this development leads to a further reduction in the strategic gap between St. Helens and Bembridge.

There are plans in our LCWIP to get the footpath reopened as a bridle way so people can access the beautiful marsh and lagoon areas and the Council would not wish this development to interfere with these plans.

The Council believe that the new dwelling to replace the current Pilot Boat is overdevelopment of the site. The new dwelling is enormous and will dominate the area. It is right on the road and although there is a small piece of pavement, the current owners have felt the need to erect

bollards to protect their property. Therefore, building such a large dominant building so close to the road will detract further from drivers' sight perceptions. It is known that the property has a basement so to build a 5 bedroom property over this would need significant strengthening, not mentioned. The only amenity for this property is a roof terrace and balcony. There is no garden space commensurate with a dwelling of this size. Furthermore, there will be increased light and noise pollution to the lagoon.

This application fails on BNDP D1d, D3, D4, EH1, and EH3 and IP DM2, DM11 and DM12