

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 16 December 2015.

Present: Councillors Jones (Chairman), Banks, Brown & McNeill.

In the absence of the presenters, the pre-planning application presentation regarding 2 St Mary's Road, did not take place.

905 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Wardrop.

906 DECLARATIONS OF INTEREST

There were no declarations of interest.

907 MINUTES

The Minutes of the Meeting held on 24 November 2015 be taken as read, approved as a correct record and signed by the Chairman.

908 PLANNING APPLICATIONS

Councillor Jones submitted details of planning applications received and following the Committee's consideration it was:

RESOLVED

That Cowes Town Council has no objections to the following applications:

- (i) **Application No:** P/01315/15 Alt Ref: TCP/32466
Location: 21 Castle Road
Proposal: Extension at 2nd floor level including new roof design to provide additional living accommodation; alterations; balcony to front and rear elevations on 2nd floor.
- (ii) **Application No:** P/01272/15 Alt Ref: TCP/32470
Location: 146 Mill Hill Road
Proposal: Demolition of wall and gate; formation of off road parking to include dropped kerb.
- (iii) **Application No:** P/01396/15 Alt Ref: TCP/03127/F
Location: 40 Castle Road
Proposal: Proposed dormer window on rear elevation to create additional bedroom.
- (iv) **Application No:** P/01417/15 Alt Ref: TCP/32477
Location: 59 Ward Avenue
Proposal: Demolition of balcony and bay window; alterations; conversion of garage to form study/utility; two storey rear extension to form additional living accommodation; new fenestration and roof light to existing.

909 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) **Application No:** P/01196/15
Location: 32A, Newport Road
Proposal: Alterations to vehicular access.
Decision: Granted Plan Permission (or issue Cert).
- (ii) **Application No:** P/01164/15
Location: 86 Mill Hill Road
Proposal: Single/two storey side extension and extension at first floor level to provide additional living accommodation (revised scheme).
Decision: Refuse Plan Perm (or not issue Cert).
Reasons:
1. The proposed rear extension, by reason of its excessive depth and position close to the boundaries of the site, would be an intrusive and unneighbourly addition causing loss of light and outlook that would have a serious and adverse effect on the amenities enjoyed by occupants of the neighbouring property, 88 Mill Hill Road. The proposal would therefore be contrary to Policy DM2 Design Quality for New Development of the Island Plan Core Strategy.
- (iii) **Application No:** P/01184/15
Location: 144 Baring Road
Proposal: Demolition of utility; alterations; two storey rear extension to form additional living accommodation.
Decision: Granted Plan Permission (or issue Cert).
- (iv) **Application No:** P/01201/15
Location: Sailmakers Loft, 42 Medina Road
Proposal: LBC for internal alterations at first floor level to form offices, kitchen and rest room
Decision: Granted Plan Permission (or issue Cert).
- (v) **Application No:** P/01249/15
Location: 26 Bellevue Road
Proposal: Lawful Development Certificate for proposed conversion of loft to form additional accommodation within roof space with dormers to include juliet balcony on rear elevation.
Decision: Granted Plan Permission (or issue Cert).
- (vi) **Application No:** P/01186/15
Location: Foxhaven, 145 Park Road
Proposal: Demolition of lean-to conservatory; single storey side/rear extension to provide kitchen, sitting area and study.
Decision: Granted Plan Permission (or issue Cert).
- (vii) **Application No:** P/01195/15
Location: 2 Charles Road
Proposal: Proposed fence.
Decision: Granted Plan Permission (or issue Cert)

(viii) Application No: P/01240/15

Location: 20 Terminus Road

Proposal: Extension at 3rd floor level to form additional living accommodation to include deck area and balustrading, new roof covering; single storey extension on rear elevation; alterations; conversion of garage to form games room; projecting canopies at 1st and 2nd floor level to include lighting.

Decision: Refuse Plan Perm (or not issue Cert).

Reasons:

1. The proposed extension because of its design, height and position would be an intrusive addition, out of scale and character with the existing and surrounding buildings, in particular number 18 to the immediate north east and would detrimentally effect the setting of the adjacent listed church, St Thomas of Canterbury, compromising its character and quality and failing to either conserve or enhance the Surrounding Conservation Area. The proposal would therefore be contrary to Policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy.

2. The proposed roof terrace, by reason of its position on the front elevation of the existing building and the visual impact of persons and domestic paraphernalia highly visible from the surrounding area would be an intrusive alteration, out of scale and character with the existing building, as well as having an adverse effect on the visual amenities of the locality and would also be contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

910 IW COUNCIL'S SCRUTINY REVIEW OF PLANNING SERVICES

The Isle of Wight Council's Scrutiny Committee is currently undertaking a review of planning services. A panel of members from the Scrutiny Committee have formulated a number of questions, aimed at gathering evidence to assist the review, for responses by Town & Parish Councils. Following discussion about each question it was:

RESOLVED

That Cowes Town Council makes a formal response to the questions raised in the Scrutiny Review of Planning Services.

911 PLANNING APPEALS

There were no planning appeals to consider.

912 LICENSING APPLICATIONS

The following street furniture applications were received and following the Committee's consideration it was:

RESOLVED

1. That Cowes Town Council makes no comments on the following applications:

(i) Street Furniture Application – The Plaza Ice Cream Parlour, 59 High Street

(ii) Street Furniture Application – Rosalie's of Cowes, 49 High Street

(iii) Street Furniture Application – Ginger Fruit & Veg, 16 Shooters Hill

2. That Cowes Town Council makes comment on the following application:

- (i) Street Furniture Application – Coast Bar & Dining Room, Shooters Hill

On the grounds of public safety, Cowes Town Council would request that the movable barriers are secured in place by a fixed slot / hole in the highway so the tables and chairs cannot exceed the permitted area that is granted. This would deter encroachment of the tables and chairs into the highway as this is a narrow road which is used by vehicles outside of the pedestrianized zone timeframe.

- 3. That Cowes Town Council writes to the Licensing Department at the Isle of Wight Council requesting consideration of the following regarding future street furniture applications in Cowes High Street. Cowes Town Council are keen to encourage seating areas outside of premises in Cowes High Street and would recommend, from a safety point of view, that any movable barriers should be secured in place by fixed sockets so that tables and chairs do not encroach further than the permitted area agreed. This would benefit the health and safety of customers.**

913 IW COUNCIL'S REVISION OF GAMBLING ACT – DRAFT STATEMENT OF LICENSING PRINCIPLES

The Isle of Wight Council is revising its statement of licensing principles in accordance with Section 349 of the Gambling Act 2005. The Act provides for a system of licensing and regulation for commercial gambling in England and Wales and licensing authorities have responsibility for licensing gambling premises within their area, such as casinos, bingo halls and betting shops etc. The draft Statement sets out the Isle of Wight Council's policy in respect of licensing functions under the Gambling Act 2005 for three years commencing on 31 January 2016. It was agreed that this policy demonstrates that the regulations of the Gambling Act 2005 are being tightened up and it was:

RESOLVED

That Cowes Town Council supports the IW Council's Draft Statement of Licensing Principles.

914 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.25pm.

CHAIRMAN