

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 25 October 2017 at 6.15pm.

Present: Councillors Jones (Chairman), R. Bartrum, Brown, Taylor & Wardrop.

In attendance: Debbie Faulkner, Town Clerk; one member of the public.

1193 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Fuller.

1194 DECLARATIONS OF INTEREST

Councillor Jones declared a non-pecuniary interest in Minute No. 1197 as his daughter resides in a property in Thetis Road.

1195 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 4 October 2017 be taken as read, approved as a correct record and signed by the Chairman.

1196 PLANNING APPLICATIONS

The Chairman submitted details of planning applications received and following Committee's consideration it was:

RESOLVED

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

- (i) Application No:** P/01177/17
Location: 129-130 High Street
Proposal: Listed Building Consent for Installation of an additional ATM and surround sign
- (ii) Application No:** P/01178/17
Location: 129-130 High Street
Proposal: Proposed Installation of an additional ATM and surround sign.
- (iii) Application No:** P/01179/17
Location: 129-130 High Street
Proposal: 1 X non-illuminated ATM surround
- (iv) Application No:** P/01110/17
Location: Land to the rear of 6, St. Faiths Road
Proposal: Demolition of 5 garages, proposed pair of semi-detached bungalows.

- (v) **Application No:** P/01022/17
Location: 43 Stephenson Road
Proposal: Demolition of single storey extension; proposed two storey side extension and alterations (revised plans) (re-advertised).
- (vi) **Application No:** P/01159/17
Location: Vectis Tavern, 103 High Street
Proposal: Retention of non-illuminated decal signage.
- (vii) **Application No:** P/01236/17
Location: 57 St. Marys Road
Proposal: Proposed single storey side extension.

2. That Cowes Town Council has no objection to the demolition of existing garage; replacement garage with glass link and proposed 2 storey rear extension. However Cowes Town Council OBJECTS to the proposal for the balcony on the 2 storey rear extension as this will cause overlooking and loss of privacy to the neighbouring properties.

Application No: P/01205/17
Location: 3 Consort Road
Proposal: Demolition of existing garage; replacement garage with glass link; proposed 2 storey rear extension with balcony.

1197 MEDINA YARD PLANNING APPLICATION

Application No: P/00496/16

Location: land bounded by River Medina/Cowes Youth Centre/Medina Road/Thetis Road/Pelham Road/Arctic Road

Proposal: Hybrid planning application for mixed-use re-development to provide up to 535 residential units and up to 18630 sqm of non-residential floor space and associated new public realm works, landscaping, re-construction of sea wall and new public slipway. Comprised of the following elements:

Full planning permission for demolition of existing buildings and partial demolition of J Samuel White building; re-development of Phase 1 at northern end of site comprising construction of 3 building clusters (total of 9 buildings) to provide:

1. Up to 256 residential units.
2. Up to 460 sqm of flexible retail, financial and professional services, food and drink floor space (A1-A4 uses).
3. Up to 493 sqm of flexible restaurant or bar floor space (A3/A4 use).
4. Up to 1238 sqm of office and flexible workspace (B1 use).
5. Up to 689 sqm of flexible retail, financial and professional services, food and drink, office and community use floor space (A1-A4, B1 and D1 uses).
6. Up to 242 basement car parking spaces.
7. Up to 287 cycle parking spaces together with access, new public routes, piazza and associated landscaping treatment, re-construction of sea wall and refurbishment of former J Samuel White offices and Hammerhead Crane.

Outline planning permission for development at the southern end of site to provide:

1. Up to 279 residential units.
2. Up to 631 sqm of flexible retail, financial and professional services, food and drink floor space (A1-A4 uses).

3. Up to 616 sqm community/museum use floor space (D1 use).
4. Up to 447 sqm Marine Training accommodation (B1 use).
5. Up to 14549 sqm of marine industrial space and storage (B2/B8 use).
6. Up to 12288 sqm of basement floor space for associated car parking and plant Area together with access, new public routes and associated landscaping treatment, re-construction of sea wall and new public slipway (Revised plans showing changes to Phase 1 Block 2, widening of Admiralty Gate entrance, changes to Phase 2 building parameters plans; update information relating to the level of accommodation, visual montages, heritage assessment and confidential viability information; reduction of residential units from 256 to 253) (re-advertised).

Councillors discussed the proposed development at length having already written twice to the Isle of Wight Council on 24 February 2015 & 11 August 2016 expressing their concerns about the proposed development. In addition to the concerns raised in previous correspondence, and reviewing the revised plans, it shows that these issues have not been addressed. Further concerns have been raised in relation to increased levels of traffic in Cowes, the proposed widening of the Admiralty Gate and the effect on residents in Thetis Road & Bridge Road, the additional pressures from the housing aspect of the development on our already stretched medical centre and the proposed retail element of the development having a negative impact on existing businesses in Cowes. It was:

RESOLVED

That Cowes Town Council writes to the Isle of Wight Council to set out their concerns regarding the proposed development and to advise that Cowes Town Council OBJECTS to this planning application.

1198 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) **Application No:** P/00983/17
Location: 198 Mill Hill Road
Proposal: Single storey rear extension.
Decision: Granted Plan Permission (or issue Cert).
- (ii) **Application No:** P/00445/17
Location: 1 Bars Mews, Bars Hill
Proposal: Two storey extension on front elevation.
Decision: Granted Plan Permission (or issue Cert).
- (iii) **Application No:** P/00970/17
Location: 24-26, Birmingham Road
Proposal: Proposed change of use from A1 (retail) to D1 (chiropractic clinic).
Decision: Granted Plan Permission (or issue Cert).
- (iv) **Application No:** P/00988/17
Location: Royal London Yacht Club, The Parade
Proposal: Extension to the function room; removal and replacement of service area.
Decision: Granted Plan Permission (or issue Cert).

- (v) **Application No:** P/00920/17
Location: 38 Castle Road
Proposal: Proposed boat store/garage.
Decision: Granted Plan Permission (or issue Cert).

1199 PLANNING APPEALS

There were no planning appeals to consider.

1200 LICENSING APPLICATION

- (i) **Application for a New Premises Licence – The Caledon Guest House, 59 Mill Hill Road**

Councillors considered this application for a new premises licence for the 24 hour provision of a small selection of alcoholic drinks in each guest bedroom and a drinks fridge in the reception room for guest consumption on the premises. It was:

RESOLVED

That Cowes Town Council makes no comment on this application for a new premises licence.

1201 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.20pm.

CHAIRMAN