

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee meeting held in the Town Council Office, Northwood House, Cowes on Tuesday 23 August 2016 at 6.15pm.

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

In attendance: Debbie Faulkner, Town Clerk.

1016 APOLOGIES

Apologies for absence were received from Councillors McNeill & Slade.

1017 DECLARATIONS OF INTEREST

No declarations of interest were received.

1018 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 4 August 2016 be taken as read, approved as a correct record and signed by the Chairman.

1019 PLANNING APPLICATIONS

Councillor Jones 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/01047/16 Alt Ref: TCPL/25825/D
Location: 5 Union Road
Proposal: Alterations include partial loft conversion to form bathroom; replacement shed.
- (ii) **Application No:** P/01048/16 Alt Ref: LBC/25825/C
Location: 5 Union Road
Proposal: LBC for alterations to include partial loft conversion to form bathroom; replacement shed.
- (iii) **Application No:** P/01074/16 Alt Ref: TCP/23004/J
Location: Lanes End Primary School, Love Lane
Proposal: Proposed extension to classroom.
- (iv) **Application No:** P/01099/16 Alt Ref: TCP/21496/A
Location: Shamrock Cottage, 13 Market Hill
Proposal: Demolition of glazed canopy and entrance gate; single storey extension on side elevation with glazed roof.

2. That Cowes Town Council has no objection to the following planning application as long as consideration is given to neighbouring properties with regard to privacy from the proposed terrace and balcony.

(i) Application No: P/01082/16 Alt Ref: TCP/32770

Location: 29 Beckford Road

Proposal: Demolition of conservatory, utility, bathroom and rear chimney stack; proposed single/two storey rear extension to include terrace at upper ground floor level; alterations to include dormer and balcony at 2nd floor level on rear elevation.

3. That Cowes Town Council OBJECTS to the following planning application on the grounds that there will be overdevelopment of the area by including the 2 x 2 bedroom semi-detached houses at the rear. Also, for the benefit of the amenity and the general area, Cowes Town Council request that the 2 x 3 bedroom semi-detached houses are only two storey.

(i) Application No: P/00933/16 Alt Ref: TCP/02437/B

Location: land at and rear of 64 & 66, Victoria Road

Proposal: Demolition of dwellings; proposed residential development of 9 dwellings; alterations to vehicular access; parking.

1020 PLANNING DECISIONS

To receive planning decisions as detailed below:

(i) Application No: P/00730/16

Location: Fountain Inn, High Street

Proposal: LBC for internal alterations to remove bar servery and construct new toilet area.

Decision: Granted Plan Permission (or issue Cert).

(ii) Application No: P/00737/16

Location: 4 Baring Road

Proposal: Proposed shed.

Decision: Granted Plan Permission (or issue Cert).

(iii) Application No: P/00794/16

Location: 75 Mill Hill Road

Proposal: Demolition of conservatory and utility; alterations; two storey side extension to provide additional living accommodation; single storey rear extension to form dining room with balcony over.

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

Reasons:

1 The construction of an external roof terrace in the manner shown on the submitted plan would result in development detrimental to the amenities and privacy of the adjoining residential property and would also be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- (iv) **Application No:** P/00730/16
Location: Fountain Inn, High Street
Proposal: LBC for internal alterations to remove bar servery and construct new toilet area.
Decision: Granted Plan Permission (or issue Cert)
- (v) **Application No:** P/00681/16
Location: 38 Park Road
Proposal: Demolition of ground floor extension; proposed single storey side and rear extensions to provide additional living accommodation; two storey extension to front elevation; extensions at first floor level; new vehicular access (revised plans)(revised description).
Decision: Granted Plan Permission (or issue Cert).
- (vi) **Application No:** P/00978/16
Location: 49 Mill Hill Road
Proposal: Prior notification for single storey rear extension.
Decision: Granted Plan Permission (or issue Cert).
- (vii) **Application No:** P/00828/16
Location: The Rear of 35, High Street
Proposal: Alterations and extension at 1st, 2nd floor and partial extension at 3rd floor level to include balustrading and roof terrace
Decision: Refuse Plan Perm (or not issue Cert).
Reasons:
1 The proposal, by reason of its position, size, design and external appearance, in particular its increased height, would be an intrusive development, out of scale and character with the prevailing pattern of development in the locality, and would also be contrary to Policies DM2 Design Quality for New Development and DM11 (Planning and the Historic Environment) of the Island Plan Core Strategy.
2 The construction of an external roof terrace in the manner shown on the submitted plan would result in development detrimental to the amenities and privacy of the adjoining residential properties and would also be contrary to Policy DM2 Design Quality for New Development of the Island Plan Core Strategy.
- (viii) **Application No:** P/00816/16
Location: 5 The Arcade
Proposal: Installation of air conditioning unit.
Decision: Granted Plan Permission (or issue Cert).
- (ix) **Application No:** P/00817/16
Location: 5 The Arcade
Proposal: LBC for installation of air conditioning unit.
Decision: Granted Plan Permission (or issue Cert).

1021 PLANNING APPEALS

There were no planning appeals to consider.

1022 THREE CROWNS SITE, HIGH STREET

Following concerns raised by residents regarding the façade at the Three Crowns site, Councillors reviewed the original Listed Building Consent (LBC/21224/N – P/00867/14) which gave permission to remove the remaining old façade. A plan was attached to the consent detailing how the façade must be reinstated to match the existing ‘hoarding’. The consent stated that the development permitted must be carried out strictly in accordance with the plan and any variation from the approved plan must be agreed with the Local Planning Authority before the works are undertaken. Approval for the current façade was not requested or approved by the Local Planning authority before the structure was erected. Therefore the developer is in contravention of the conditions of Listed Building Consent.

ACTION

Cowes Town Council will write again to the IW Council Planning Department, quoting the Listed Building Consent and conditions of reinstatement of the façade, asking them to take enforcement action against the developer to ensure the façade is replaced, as instructed, in the Listed Building Consent. Cowes Town Council will provide a photo of the original facade to assist with the reinstatement.

1023 LICENSING APPLICATIONS

There were no licensing applications to consider.

1024 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 6.56pm.

CHAIRMAN