

## COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee meeting held in the Town Council Office, Northwood House, Cowes on Thursday 9 April 2015 at 6pm.

**Present:** Councillor Jones (Chairman)  
Councillors Banks, Brown, McNeill & Nicholson

**In attendance (non-voting):** Councillors Fuller & Oliver (6.40pm)  
Phil Salmon, Planning Consultant, for presentation only.

**Presentation:** Phil Salmon, Planning Consultant, gave a pre-application planning presentation regarding Dottens Farm. Phil is assisting the landowner to make a planning application for the land south east of Dottens Farm, Baring Road. Although this land is in the parish of Gurnard it is very close to the boundary of Cowes hence his reason for making the presentation to Cowes Town Council. The proposed development consists of 11 units which will include 4 x 2 bedroom starter homes and a mixture of 3 and four bedroom properties. The proposal shows two points of entry to the site with the units being built around two cul-de-sacs. The site will also include a balancing pond and an area for a natural wildlife habitat. Various technical studies have already been undertaken on the site. A drainage study will be undertaken to address concerns regarding surface water and sewerage. Phil explained that there are very limited opportunities to find open spaces to build in Cowes and that is why they will be promoting a strong case to meet the housing needs of Cowes outside of the Cowes area. An exhibition will follow when finalised plans have been agreed and Cowes Town Council will be invited to attend. Councillors thanked Phil for his presentation and he left the meeting.

### 828 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Cowan, Robinson & Wardrop.

### 829 DECLARATIONS OF INTEREST

Councillor Fuller stated that he is the Isle of Wight Council's Executive Member for Planning & Licensing. Councillor McNeill declared a non-pecuniary interest in Minute No. 832 on the grounds that he is the partner of the owner of 36 Castle Road.

### 830 MINUTES

The Minutes of the Meeting held on 18 March 2015 be taken as read, approved as a correct record and signed by the Chairman.

### 831 PLANNING APPLICATIONS

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

#### RESOLVED

1. That Cowes Town Council supports the following applications:

Application No: P/00269/15 Alt Ref: TCP/16011/K

Location: Former Sanders Amusement Arcade, 103 High Street

Proposal: Alterations and change of use of ground floor and part of first floor to provide themed cafe/diner/drinking establishment with takeaway food element (Class A3, A4 and A5) including extraction system and flue; two storey rear/side extension to form two flats.

Application No: P/00279/15 Alt Ref: TCP/06401/D  
Location: 218 Park Road  
Proposal: Proposed single storey extension on rear elevation to form dining room.

2. That the planning decision as reported below be noted:

Application No: P/00072/15  
Location: 138 Baring Road  
Proposal: Alterations; replacement raised gable and alterations to dormer window on front elevation; cladding (revised plans).  
Decision: Granted Plan Permission (or issue Cert).

Application No: P/00096/15  
Location: Seaholme, Egypt Hill  
Proposal: Variation of condition no.2 and removal of condition no.5 on P/000289/12 - TCP/21358/N to allow alterations to internal layout and use of external area at second floor level on north elevation as a balcony.  
Decision: Granted Plan Permission (or issue Cert).

Application No: P/00040/15  
Location: Tower House, 4 to 6, Bath Road  
Proposal: Change of use of ground floor of no. 6 to form additional living accommodation for no. 4.  
Decision: Granted Plan Permission (or issue Cert).

Application No: P/01521/14  
Location: Cowes Combined Services & Social Club, 85 High Street  
Proposal: 1 x non-illuminated fascia sign  
Decision: Granted Plan Permission (or issue Cert).

## **832 PLANNING APPEAL**

The Town Clerk reported that an appeal had been submitted to the Secretary of State for Communities and Local Government against the Isle of Wight Council's decision to refuse planning permission in respect of the following application; the appeal is allowed and planning permission is granted:

Application No: P/00449/14  
Location: 36 Castle Road  
Proposal: Replacement double garage with store over.

(The proceedings terminated at 6.45pm)

**CHAIRMAN**