

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Tuesday 4 April 2017 at 6.15pm.

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

In attendance: Debbie Faulkner, Town Clerk; two members of the public.

1106 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Banks, Nicholson & Slade.

1107 DECLARATIONS OF INTEREST

Councillor Wardrop declared a pecuniary interest in Planning Application No. P/00284/17, 11 Market Hill, as her husband has business dealings with the owner of the neighbouring property at 13 Market Hill.

1108 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 14 March 2017 be taken as read, approved as a correct and signed by the Chairman.

1109 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 application:

(i) **Application No:** P/00257/17

Location: 93 Victoria Road

Proposal: Alterations to existing dwelling including new dormer to east roof plane; conversion of existing north roof dormer to balcony and new on-site parking space with dropped kerb across footpath.

Councillor Wardrop left the meeting while the following planning application was considered.

2. That Cowes Town Council has no objections to the following planning application providing that the two proposed dormer windows on the south west side of the property are fixed, with only a top window opening, and frosted glass is used on both windows.

(i) **Application No:** P/00284/17

Location: 11 Market Hill

Proposal: Demolition of part of building to improve vehicular access; alterations to include windows, doors, dormer windows, timber cladding and garage.

1110 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) **Application No:** P/01679/16
Location: 32 St. Andrews Street
Proposal: Demolition of shed; proposed detached garage with integral workshop and workroom/store.
Decision: Granted Plan Permission (or issue Cert).
- (ii) **Application No:** P/00109/17
Location: Osborne Court, The Parade
Proposal: Installation of wheelchair access ramp with handrails; proposed repositioning of front steps.
Decision: Granted Plan Permission (or issue Cert).
- (iii) **Application No:** P/00040/17
Location: Hampshire Constabulary, Cowes Police Station, Birmingham Road
Proposal: Demolition of rear extensions; conversion of the former Police Station into four residential units.
Decision: Refuse Plan Perm (or not issue Cert).
Reasons:
1 The proposal, by reason of the size, design and appearance of the roof and roof fenestration, would result in a visually intrusive development that would be out of scale and character with the existing building and would have a serious adverse impact on its appearance, which as a result would fail to preserve and/or enhance the character and appearance of the Cowes Conservation Area contrary to the aims of policies DM 2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy and the National Planning Policy Framework and the requirements of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- (iv) **Application No:** P/00146/17
Location: Land at and Rear of 86, Victoria Road
Proposal: Lawful Development Certificate to establish compliance with condition 1 on P/01743/12 - TCP/31296 to establish a legal commencement of works for this development.
Decision: Granted Plan Permission (or issue Cert).
- (v) **Application No:** P/00069/17
Location: 49a Queens Road
Proposal: Alterations to include replacement and additional windows; stainless steel flue; french doors leading to new raised decking; juliet balcony at second floor level; roof light (revised block plan).
Decision: Granted Plan Permission (or issue Cert).

- (vi) **Application No:** P/00121/17
Location: Elm Cottage, Weston Road
Proposal: Proposed alterations and extension at 1st floor level to form additional living accommodation to include balcony; replacement windows and door; weatherboard cladding.
Decision: Granted Plan Permission (or issue Cert).

1111 PLANNING APPEALS

To receive details of appeals against I.W. Council planning decisions:

- (i) **Application No:** P/01281/16
Location: 12 Baring Road
Proposal: Variation of condition no. 7 of P/01550/12 – TCP/27539/C to allow flat roof area to be accessed for maintenance and repair only.

1112 THREE CROWNS SITE, HIGH STREET

The Town Clerk wrote to the Isle of Wight Council on 15 March 2017 to ask the outcome of Cowes Town Council's former complaint raised with them, how their investigations had been carried out and the considerations made in validating any actions they intend with regard to the breach of planning control.

The Isle of Wight Council responded on 31 March 2017 stating that despite numerous requests for the operator's response to the authority's enquiries, a response has not been received. Whilst the front façade is not permitted, until such time that the permission is completed (i.e. public house and residential units above) I am sure the Town Council would agree that the façade in its current form is more in keeping with the area and not harmful to the popular street scene compared to an alternative such as hoarding the site for a unknown period of time. Whilst technically a breach of planning control has occurred, the authority should only take action against development which is unacceptable in planning terms. The authority has been unable to establish significant harm generated by the unauthorised façade and as such is of the view that it would not be expedient to pursue the matter further with formal action. The enforcement case will be closed accordingly.

Councillors discussed this response and it was agreed:

ACTION

The Town Clerk will write to the Isle of Wight Council acknowledging their point of view and asking for the timeframe that the whole project / development could be reasonably expected to be completed.

1113 ALEXANDRA HOUSE, BIRMINGHAM ROAD

Councillors discussed this Grade 2 listed property which has been empty and boarded up for a number of years. This is an important property for Cowes and is falling into a state of disrepair with foliage growing out of the roof; no maintenance has taken place in a long while and the property is deteriorating rapidly. It was agreed:

ACTION

The Town Clerk will write to the Principal Conservation Officer at the Isle of Wight Council to ask if the owner can be enforced to maintain this Grade 2 listed building as if action is not taken this building could fall down like the listed Three Crowns building.

1114 LICENSING APPLICATION

(i) Application for a Street Trading Consent – Drew’s Brews

Councillors considered this application for a Street Trading Consent to supply hot refreshments and snacks, Island wide, during the hours of 0500 and 2300 Monday to Sunday. It was:

RESOLVED

That Cowes Town Council makes no comment on this Street Trading Consent application.

1115 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.20pm.

CHAIRMAN