

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee meeting held in the Town Council Office, Northwood House, Cowes on Tuesday 7 June 2016 at 6.15pm.

Present: Councillors Jones (Chairman), Banks, Brown, McNeill & Wardrop (6.20pm).

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

977 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Nicholson & Slade.

978 DECLARATIONS OF INTEREST

No declarations of interest were received.

979 MINUTES RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 18 May 2016 be taken as read, approved as a correct record and signed by the Chairman.

980 PLANNING APPLICATIONS

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

RESOLVED

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

- (i) **Application No:** P/00522/16 Alt Ref: TCP/29545/C
Location: Stanhope House, Stanhope Drive
Proposal: Alterations to roof material.
- (ii) **Application No:** P/00560/16 Alt Ref: TCP/07506/C
Location: 98 Baring Road
Proposal: Demolition of porch; single storey extension on front elevation to provide hall and porch; replacement enlarged roof to provide additional accommodation at 1st and 2nd floor level; alterations; alterations to garage to include replacement of flat roof with pitched (revised scheme).
- (iii) **Application No:** P/00598/16 Alt Ref: TCP/07297/G
Location: 88 Baring Road
Proposal: Alterations and provision of 2 no dormer windows on front and rear elevations; balcony at 1st floor level on rear elevation to include steps.
- (iv) **Application No:** P/00596/16 Alt Ref: TCP/32642
Location: 26 Park Road
Proposal: Proposed single storey side and rear extension to provide additional living accommodation.
- (v) **Application No:** P/00633/16 Alt Ref: TCP/04833/B
Location: 3 Shooters Hill
Proposal: Change of use from retail to nail bar, tanning and beauty salon.

- (vi) Application No:** P/00652/16 Alt Ref: TCP/32659
Location: 1 Ensign Close
Proposal: Proposed single storey rear extension to form additional living accommodation; alterations; loft conversion to form bedroom.
- (vii) Application No:** P/00653/16 Alt Ref: TCP/05276/C
Location: The Watch House, Watch House Lane
Proposal: Demolition of sky lounge; replacement sky lounge at 2nd floor level to include decking over and enclosed staircase; extension at 2nd floor level to include replacement raised roof and dormer on rear elevation.
- (viii) Application No:** P/00624/16 Alt Ref: TCP/07263/G
Location: Thalassa, 18 Battery Road
Proposal: Proposed replacement vehicular access gates and pedestrian gate

981 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) Application No:** P/00414/16
Location: 69 Mill Hill Road
Proposal: Extension at 2nd floor level on rear elevation to form bedroom; alterations to roof.
Decision: Granted Plan Permission (or issue Cert).
- (ii) Application No:** P/00455/16
Location: 59 Queens Road
Proposal: Demolition of garage; proposed detached outbuilding to form garage/boat store.
Decision: Granted Plan Permission (or issue Cert).
- (iii) Application No:** P/00415/16
Location: 7 Ward Avenue
Proposal: Alterations and proposed single storey rear extension to form additional living accommodation.
Decision: Granted Plan Permission (or issue Cert).

982 THREE CROWNS SITE, HIGH STREET, COWES

The Town Clerk informed Committee that the IW Council Planning Enforcement Officer had now visited the Three Crowns site and informed the Town Council that they noted a new façade had been created and deviations from the approved plans in terms of fenestration (windows and doors) and a newly configured external staircase was also noted. They also stated that the relevant planning permission for the redevelopment of this site which included a public house to the front (off the High Street) and office buildings to the rear (off Sun Hill) had been lawfully implemented through a material operation. The site therefore has an extant planning permission. Whilst deviations are noted (fenestration and external staircase) they do not invalidate the planning permission. With an extant permission in place the IW Council cannot enforce the completion of this permission. It is the IW Council's understanding that the new façade is a `temporary` addition as it is not the land owner's intention at this time to complete the permission fully by way of building out the public house. Despite pressing the land owner, the IW Council remains unclear as to the duration of `temporary` referenced by the land owner. The IW Council will therefore make additional enquiries with the land owner's representative in order to determine the next course of action. The Town Clerk will continue to follow this up with the IW Council and will report back to Committee when a further update is available.

983 FLYING FISH, 5 BIRMINGHAM ROAD, COWES

At the Planning & Licensing Committee meeting held on 14 January 2016, Councillors discussed the advertising artwork that had been added to the front and side of the Flying Fish Office in Birmingham Road, Cowes and questioned whether planning permission should have been or has been sought before any works had been undertaken. A planning complaint was lodged with the Isle of Wight Council Planning Enforcement Team which has subsequently been followed up by the Town Clerk. The Planning Enforcement Officer has replied stating that they are awaiting advice from Principal Planning Officers regarding whether this is a matter the local authority can take formal action on. To date no further update has been received. The Town Clerk will continue to follow this up with the IW Council and will report back to Committee when a further update is available.

984 PLANNING APPEALS

To receive details of planning appeals as detailed below:

- (i) Application No:** P/01240/15
Appeal Ref: APP/P2114/D/16/314472
Location: 20 Terminus Road
Proposal: Extensions and alterations.
Decision: Appeal dismissed.
- (ii) Application No:** P/00009/16
Appeal Ref: APP/P2114/D/16/3150200
Appeal lodged: 25 May 2016
Location: 2 Solent Heights, Egypt Hill
Proposal: Proposed balcony at 1st floor on rear elevation.
Decision: Pending.

985 LICENSING APPLICATIONS

- (i) Street Furniture Application – Harbour Kitchen – 117 High Street**
Councillors considered this street furniture application which is to place one table and two chairs outside of their premises from 9am – 11pm seven days a week. Councillors commented that the High Street does not become a pedestrianised zone until 10am and up until that time the High Street is used by large delivery lorries which could be hazardous to customers using the outside seating area. Therefore, on the grounds of public safety, Councillors agreed that the street furniture permit should start at 10am, not 9am as requested. It was:
RESOLVED
That Cowes Town Council makes comment to the IW Council, on the grounds of public safety, that the street furniture permit should not start until 10am every day.

986 TREE PRESERVATION ORDERS

There were no tree preservation orders to be considered.

The proceedings terminated at 7.10pm.

CHAIRMAN