



Minutes of the Meeting of the Planning & Licensing Committee held in the Town Council Office, 13 Denmark Road, Cowes on Monday, 25th March, 2013 at 6.00p.m.

Present: Councillor Jones (Chairman)

Councillors Banks, Brown, Cowan, Mazillius, Robinson, Sanderson and Wells.

PRESENTATION – FORMER READERS SITE, PLACE ROAD

The Chairman introduced and welcomed David Neame to the meeting; he was a Director of Neame Sutton, Chartered Town Planners who had been appointed to develop proposals for the former Readers site in Place Road. Although this site was within the Gurnard Parish Council area it was adjacent to the Cowes boundary making any development on the site of significant interest to the Town Council.

Mr. Neame stated that the draft proposals had been developed for The Range, a national home, garden and leisure retail chain. The intention was to utilise and develop an existing building on the site; this would provide The Range with 27,000 sq. ft. of retail space and there would be a further outside area allocated for a 3,000 sq. ft garden centre. A separate adjoined building currently being used by Spaces, a self storage solution company would not be affected by the scheme.

The proposals also included approximately 200 parking spaces with a single access to the site which would be close to the Three Gates Road junction; he had been working closely with the Highway authority on how best the access and road system could be re-configured to deal with an increased volume of traffic.

He had already given a similar presentation to Gurnard and Northwood Parish Councils and held a public exhibition at the I.W. Community Club; he had been encouraged by the overwhelming level of support for his draft proposals. He hoped to submit the planning application within the next week.

The Chairman thanked Mr. Neame for attending; he stated that it was an interesting development that could only be of benefit to the town.

643 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Flury and Walters.

644 MINUTES

RESOLVED

That the Minutes of the Meeting held on 6th March, 2013 be taken as read, approved as a correct record and signed by the Chairman.

645 DECLARATIONS OF INTEREST

There were no declarations of interest at this stage.

646 PLANNING APPLICATIONS

Councillor Jones submitted details of the planning applications received and following the Committees consideration of each application it was:

RESOLVED

1). That the Town Council supports the following applications:

P/00203/13 Demolition of section of boundary wall; installation of two mobiles to provide toilet/shower facilities and sail store; proposed railings, Cowes Corinthian Yacht Club, 39 Birmingham Road

P/00281/13 Alterations, extension to and conversion of amenity building to form residential unit, Westpoint, Baring Road

P/00276/13 1x internally illuminated fascia sign; 1x internally illuminated hanging sign; 1x non-illuminated name plate; 1x non-illuminated window vinyl; 1x illuminated ATM collar and panel surround; illuminated window light strip; non-illuminated letterbox vinyl patch, Lloyds TSB, 121 High Street

P/00298/13 Demolition of timber store and storage shed; proposed end of terrace house, alterations to vehicular access, formation of parking area; alterations and change of use of ground floor retail unit to form a flat, 91 Bellevue Road

P/00342/13 Formation of vehicular access and parking/turning area, 77 Park Road

P/00319/13 Demolition of existing building, shed and greenhouse; Proposed detached dwelling with parking space (revised scheme), Watch House Annexe, The Grove

(Councillor Sanderson declared a personal interest in application P/00203/13 above as he was a member of the Cowes Corinthian Yacht Club)

(Councillors Banks, Cowan, Mazillius, Sanderson and Wells all declared personal interests in application P/00276 above on the grounds that they all banked at Lloyds)

2). That the Town Council also supports application P/00183/13 for proposed pair of semi-detached houses (revised scheme), land adjacent 1 Ward Cottages, Market Hill subject to expert advice on whether or not the tree with the Preservation Order can retained and if not, a condition is attached to any permission that a suitable replacement must be planted;

3). That the Town Council objects to application No: P/00193/13 giving prior notification for installation of cabinet, outside Carvel Court, Carvel Lane as the height of the cabinet is too obtrusive for the adjacent flat being above the height of the flats window sill; and

4). That the planning decisions as reported, be noted.

647 PLANNING APPEAL

The Town Clerk reported that a planning appeal against the decision of the I.W. Council to refuse planning permission and Listed Building Consent in respect of applications P/00835/12 for and P/00836/12 for new development within the grounds of a listed building being a new two storey house with attic bedroom, on the site of the old coachman's cottage with new brick boundary walls to match, Ivy House, 18 Sun Hill, a grade 11* listed building had been dismissed by the Planning Inspector.

648 LICENSING

Members were asked to consider whether or not they wished to make further comment on the application for a Premises Licence for 'Rock on the Dock'; neither Highways nor Red Funnel had raised any concerns and the police had been happy subject to certain conditions.

RESOLVED

That the Town Council makes no further comment in respect of this application.

(The proceedings terminated at 6.59p.m.)

CHAIRMAN