

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Tuesday 30 October 2018 at 6.15pm.

Present: Councillors Jones (Chairman), R. Bartrum, Brown, Bustin & Taylor.

In attendance: Debbie Faulkner, Town Clerk.

1347 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Fuller & Oliver.

1348 DECLARATIONS OF INTEREST

No declarations of interest were received.

1349 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 11 October 2018 be taken as read, approved as a correct record and signed by the Chairman.

1350 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 applications:

- (i) **Application No:** P/01109/18
Location: 34 Gordon Road
Proposal: Demolition of existing rear lean-to extension; proposed single storey rear extension.
- (ii) **Application No:** P/01064/18
Location: 1 Union Road
Proposal: Proposed partial removal of eastern and western boundary walls and summer house; replacement of boundary walls and glasshouse.
- (iii) **Application No:** P/01123/18
Location: 179 Newport Road
Proposal: Formation of vehicular access and new driveway (revised scheme).
- (iv) **Application No:** P/01128/18
Location: 29 Beckford Road
Proposal: Proposed amendments to P/01082/18 to include new steel stairway.

2. That Cowes Town Council has no objection to the following planning application but would request that the disabled parking space outside of the property be relocated elsewhere along Birmingham Road.

Application No: P/00694/18

Location: 40 Birmingham Road

Proposal: Demolition of rear single storey extension; proposed alterations including alterations to roof to provide roof terrace; replacement windows; conversion and alterations to former shop to provide parking/garage to dwelling.

3. That Cowes Town Council OBJECTS to the following planning application on the grounds that the proposed larger and unobscured window will overlook the adjacent property in Orchard Place and result in a loss of privacy to this property and the newly built property.

Application No: P/01103/18

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

Proposal: Variation of condition No. 2 on P/01247/16 to allow alterations to floor layout to the two three bed units.

1351 PLANNING DECISIONS

To receive planning decisions as detailed below:

(i) Application No: P/00781/18

Location: Rashley Supermarket, 130-132 Park Road

Proposal: Demolition of w.c and lean-to; proposed two storey rear extension to form w.c. and store at lower ground floor and enlarge retail area on ground floor (revised red outline)(re-advertised application).

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

Reasons:

1 The proposed extension by reason of its size and position would have an unacceptable impact on occupiers of neighbouring residential properties, in particular occupants of 1 - 3 The Bakehouse due to its overbearing nature in close proximity to the rear elevation of these properties. The proposed extension would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

2 The proposed extension by reason of its position and close proximity to the rear elevation of 'The Bakehouse', 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 Policy DM2 Design Quality for New Development of the Island Plan Core Strategy.

(ii) Application No: P/00984/18

Location: 110 Mill Hill Road

Proposal: Demolition of lean to and existing rear extension; proposed single storey rear extension.

Decision: Granted Plan Permission (or issue Cert).

(iii) **Application No:** P/00939/18

Location: 42 Mill Hill Road

Proposal: Demolition of dwelling; construction of a pair of semi-detached dwellings.

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

Reason:

1 The proposed pair of semi-detached houses by reason of their height and position would have an unacceptable impact on the private amenity space and side facing windows of 40 Mill Hill Road and would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

1352 PLANNING APPEALS

There were no planning appeals to consider.

1353 IW COUNCIL'S RATIONALE REGARDING PLANNING PERMISSION FOR THE FORMATION OF A VEHICULAR ACCESS AND NEW DRIVEWAY (MINUTE NO. 1342 REFERS)

The Town Clerk wrote to the IW Council to ascertain the rationale for granting or refusing planning permission for the formation of a vehicular access and new driveway. The IW Council responded that if a vehicular access has already been given planning permission then they are unable to refuse planning permission for a dropped kerb. If a new planning application is received for a new vehicular access and driveway then highway safety rules will be taken into consideration when considering the application and this will have a bearing on whether to grant or refuse the application.

1354 MEDINA YARD PLANNING APPLICATION

At the Planning & Licensing Committee meeting on 19 September 2018 it was agreed that Councillors would put together a draft list of questions to be raised with the IW Council regarding the Medina Yard Planning Application. It was agreed:

ACTION

This agenda item will be deferred for discussion at the next Planning & Licensing Committee meeting. All Town Councillors will be asked to submit any questions prior to the next Planning & Licensing Committee meeting.

1355 LICENSING APPLICATION

(i) **Application for a Minor Variation to Premises Licence – Painters Arms, 51 Cross Street**

Councillors discussed this Application for a Minor Variation to premises Licence to make internal alterations to the building with the creation of fixed seating / structures; reconfiguration of toilets; reconfiguration of external area and patio. It was:

RESOLVED

That Cowes Town Council makes no comment on this Minor Variation to Premises Licence.

1356 APPLICATION FOR A STREET FURNITURE PERMIT – THE COAST BAR & DINING ROOM, 14 – 15 SHOOTERS HILL

Cowes Town Council objected to this Application for a Street Furniture Permit on the grounds of public safety. The placing of tables, chairs and barriers outside of their premises from 08:15 hours will force pedestrians onto the public highway which vehicles are permitted to use until 10:00 hours. The IW Council's Licensing Sub-Committee considered this matter at a Licensing Hearing on 8 October 2018. The IW Council resolved that the application be granted but the Licence does not permit the erection of tables, chairs and planters or any other obstruction of the highway between the hours of 08:15 – 10:00 each day, during which times such tables, chairs and planters and any other obstruction shall only be permitted on the highway for the purposes of storage if stored in strict accordance with a scheme for storage issued under the licence and agreed in writing with the Highways Authority.

1357 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.10pm.

CHAIRMAN