

## COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 21 November 2018 at 6.15pm.

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

**In attendance:** Councillor Wardrop (non-voting); one member of the public; Debbie Faulkner, Town Clerk.

### 1358 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bustin, Fuller, Oliver & Peacey-Wilcox.

### 1359 DECLARATIONS OF INTEREST

No declarations of interest were received.

### 1360 MINUTES

#### RESOLVED

**That the Minutes of the Planning & Licensing Committee meeting held on 30 October 2018 be taken as read, approved as a correct record and signed by the Chairman.**

### 1361 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/01153/18  
**Location:** 36 Sun Hill  
**Proposal:** Removal and replacement of boundary wall between 36 Sun Hill and 1 Union Road.
- (ii) **Application No:** P/01154/18  
**Location:** 36 Sun Hill  
**Proposal:** LBC for removal and replacement of boundary wall between 36 Sun Hill and 1 Union Road.
- (iii) **Application No:** P/01180/18  
**Location:** 31 Castle Road  
**Proposal:** Demolition of carport; proposed detached garage and bike store with terrace above; balcony on first floor to the rear; replacement windows and roof lights; landscaping (revised scheme).
- (iv) **Application No:** P/01205/18  
**Location:** 6 Highfield Road  
**Proposal:** Proposed extension at 1st floor level with dormer windows and roof light.

- (v) **Application No:** P/01175/18  
**Location:** 67 High Street  
**Proposal:** Proposed change of use from 3 no bedrooms to 3 no office units.
- (vi) **Application No:** P/01186/18  
**Location:** 27 Crossfield Avenue  
**Proposal:** Demolition of conservatory; alterations; proposed extension to form annexed accommodation (revised scheme).
- (vii) **Application No:** P/01228/18  
**Location:** 84 High Street  
**Proposal:** Replacement of the existing wooden balcony balustrade, decking trellis and spiral staircase with glazed balustrade, timber railing and straight metal staircase.
- (viii) **Application No:** P/01229/18  
**Location:** 84 High Street  
**Proposal:** LBC for replacement of the existing wooden balcony balustrade, decking trellis and spiral staircase with glazed balustrade, timber railing and straight metal staircase.

**2. That Cowes Town Council has no objections to the following planning applications but makes the following comments:**

- (i) **Application No:** P/01143/18  
**Location:** 2 Churchill Road  
**Proposal:** Proposed single storey side extension.

**Cowes Town Council has concerns that the proposed extension covers one existing manhole and partially covers another existing manhole.**

- (ii) **Application No:** P/01329/17  
**Location:** Cowes Enterprise College, Crossfield Avenue  
**Proposal:** Proposed new sports pitch with flood light columns and fencing (revised plans and additional information)(re-advertised application).

**Cowes Town Council makes comment that controlling light pollution is to be enshrined in Isle of Wight planning policy to protect dark skies and hopefully gain the Island 'Dark Sky' status. Therefore Cowes Town Council request that the LPA condition for the intensity and colour of the lighting so that Dark Sky compatibility is achieved.**

**Cowes Town Council also request that a condition be set in line with Football Association recommendations that correct lighting strength is used (e.g. 200 lux for competition and 120 lux for training) and also that the floodlights are designed in such a way as to allow only smaller sections of the pitch (e.g. one five-a-side game) to be lit. Cowes Town Council also request that the lights are restricted to a 9pm curfew.**

**3. That Cowes Town Council OBJECTS to the following planning applications on the grounds given:**

- (i) **Application No:** P/00915/18  
**Location:** Elm Cottage, Weston Road  
**Proposal:** Alterations to windows and balcony; replacement cladding.

**1.** Although the balcony faces down Weston Road it was previously reported that this does not pose an 'overlook' as Weston Mews was regarded as a public amenity by the LPA in an earlier justification. Cowes Town Council challenges this statement. Residents at Weston Mews have no rear gardens so the area to the front of their properties is all they have to sit out and enjoy the outdoors. Therefore we believe they are overlooked by the planned balcony – even with an obscure screen. Secondly, a person stood on the balcony and looking to the right (looking South) clearly overlooks the bungalow and garden of 23 Granville Road and some of 25 Granville Road.

**2.** The large anthracite grey window that has already been installed without planning permission creates a strong overlook case for Nos 23 and 25 Granville Road. The dark grey slate tiles and window used (without permission granted) creates a stark 'gothic church' effect totally out of keeping with the surrounding area and in contrast with the pale cream and white rendering of Weston Mews the plans were supposed to compliment. The balcony base in its current state is causing vehicles using the road to give it a 'wide berth' which then causes damage to the verge on the opposite side of the road. There is a perceived risk of a vehicle actually coming into contact with the balcony and the 'pinching' of the road at this point needs investigating.

While it is no longer IW Council policy to inform neighbours of planning applications that might affect them, residents at 23 and 25 Granville Road were unaware of the 2016 and 2017 applications and consequently were unable to comment/object. Now all neighbours in the vicinity have been and are being subjected to unauthorised building works.

- (ii) **Application No:** P/00978/18  
**Location:** 38 Castle Road  
**Proposal:** Demolition of side extension (outbuilding); proposed single storey side and rear extension (re-advertised application).

In light of the further detail regarding the height of the fence (3 metres), to the front of the property, this will impede on the light into the downstairs rooms of the neighbouring property at 36 Castle Road. Cowes Town Council propose that the fence should be no higher than 2 metres above the current ground level.

## 1362 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) **Application No:** P/01017/18  
**Location:** 12 Market Hill  
**Proposal:** Proposed external alterations to include replacement roof.  
**Decision:** Granted Plan Permission (or issue Cert).
  
- (ii) **Application No:** P/00851/18  
**Location:** land to rear of 40 Birmingham Road and adjacent, 5 Corinthian Court, West Hill Road  
**Proposal:** Demolition of garage and sheds; Proposed detached dwelling; formation of vehicular access and parking (revised scheme) (Revised plans).  
**Decision:** Granted Plan Permission (or issue Cert).
  
- (iii) **Application No:** P/00692/18  
**Location:** The Coach House, Queens Road  
**Proposal:** Proposed alterations and conversion of part of Coach House to form a dwelling with provision of parking area.  
**Decision:** Granted Plan Permission (or issue Cert).
  
- (iv) **Application No:** P/01058/18  
**Location:** 68 Place Road  
**Proposal:** Proposed single/ two storey rear extension.  
**Decision:** Granted Plan Permission (or issue Cert).

## 1363 PLANNING APPEALS

There were no planning appeals to consider.

Councillor Wardrop left the meeting at 7.47pm.

## 1364 IW COUNCIL'S UPCOMING CONSULTATION ON THE DRAFT ISLAND PLANNING STRATEGY

The Town Clerk reported that the IW Council's consultation on the Island Planning Strategy will begin at the end of November for a period of eight weeks with the closing date for representations of 28 January 2019. A briefing session on the draft strategy for Town & Parish Councils will be held on Wednesday 5 December 2018 at 5pm in the Council Chamber, Newport. It was agreed:

### ACTION

Councillor Jones will attend the briefing on Wednesday 5 December 2018 on behalf of Cowes Town Council.

## 1365 PLANNING APPLICATION P/00422/18 – 104 HIGH STREET

The Town Clerk reported that planning permission had been approved for the old Nat West building at 104 High Street. Councillors are keen to meet with the owner of the property to discuss the future development plans at the site. It was agreed:

### ACTION

The Town Clerk will invite the owner of 104 High Street to a future Planning & Licensing Committee meeting.

**1366 MEDINA YARD PLANNING APPLICATION**

Councillors discussed the Medina Yard planning application which has been approved. Councillors want to engage in discussion with the IW Council in relation to parking in the area, access to the site, public safety and lack of public transport. It was agreed:

**ACTION**

The Town Clerk will draft a letter to the IW Council regarding the Town Council's concerns and will share the draft with Councillors for approval before the letter is sent.

**1367 IW COUNCIL'S REVIEW OF LICENSING POLICY AND GAMBLING POLICY**

The IW Council is reviewing its Statement of Licensing Policy for the next 5 years under Section 5 of the Licensing Act 2003 and its Statement of Principles for the next 3 years under Section 349 of the Gambling Act 2005. It was:

**RESOLVED**

**That Cowes Town Council makes no comment on the IW Council's Review of the Licensing Policy and Gambling Policy.**

**1368 LICENSING APPLICATIONS**

There were no licensing applications to consider.

**1369 TREE PRESERVATION ORDERS**

There were no tree preservation orders to consider.

The proceedings terminated at 7.55pm.

**CHAIRMAN**