

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 17 April 2019 at 6.15pm.

Present: Councillors Jones (Chairman), Brown (6.20pm), Reynolds & Taylor.

In attendance: Debbie Faulkner, Town Clerk.

1413 APOLOGIES FOR ABSENCE

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

1414 DECLARATIONS OF INTEREST

No declarations of interest were received.

1415 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 20 March 2019 be taken as read, approved as a correct record and signed by the Chairman.

1416 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/00262/19
Location: Busigny, 16 Castle Road
Proposal: Replacement raised roof to form additional living accommodation at third floor level; alterations.
- (ii) **Application No:** P/00316/19
Location: 23 Mill Hill Road
Proposal: Demolition of outbuilding; proposed single storey extension; outbuilding to provide a holiday unit with parking space accessed off West Hill Grove.
- (iii) **Application No:** P/00330/19
Location: 11 Market Hill
Proposal: Variation of condition 2 on P/00920/18 to allow alterations to fenestration on ground and first floor.
- (iv) **Application No:** P/00355/19
Location: 2 Union Road
Proposal: Proposed single storey rear extension; replacement of existing garage door with window.

- (v) **Application No:** P/00340/19
Location: 123 Upper Moor Green Road
Proposal: Proposed alterations; single storey and two storey rear extension; porch.

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

- (i) **Application No:** P/00319/19
Location: The Studio, Market Hill
Proposal: Retention of balcony.

Cowes Town Council makes comment that the existing balcony appears to be a temporary structure.

- (ii) **Application No:** P/00328/19
Location: 8 Churchill Close
Proposal: Proposed rear extension and internal alterations.

Cowes Town Council makes comment that the side windows on the proposed extension appear to have a clear glaze. If these windows overlook neighbouring properties the side windows should have a frosted glaze.

1417 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) **Application No:** P/00042/19
Location: land rear of 37 and 39 Albert Street
Proposal: Proposed dwelling.
Decision: Refuse Plan Perm (or not issue Cert).
1. The proposed dwelling house, by reasons of its design, positioning and location, would not enhance, protect or preserve the current visual amenity of this section of Moorgreen Road. The scheme would have a minimal impact on achieving the Island's housing supply, in which the delivery of this unit would be outweighed by the demonstrable and harmful impacts further development in this location would have in terms of intrusion and prominence on this modestly scaled plot. As such, the development is contrary to policies DM2, SP1 and SP2 of the Island Plan Core Strategy.
 2. The proposed dwelling house by reasons of its design and location would have an adverse impact on neighbouring residential amenity at 37 and 39 Albert Street in terms of loss of privacy and overbearing effect. The development within such close proximity would be a harmful addition to the plot and is considered to be an unneighbourly development contrary to Policy DM2 of the Island Plan Core Strategy.
 3. The development fails to provide a level of parking in accordance with Table 1 of Appendix 1 of the Guidelines for Parking Provision as Part of New Developments Supplementary Planning Document in an area which is already heavily subscribed and reliant upon on-street parking and therefore is contrary to Policy SP7, DM2 and DM17 of the Island Plan Core Strategy.

4. Given the position of the combined sewer across the front of the site and the foul water drain along the north eastern boundary the Local Planning Authority does not consider that a suitably designed dwelling could be constructed that would protect the route of the public water main, and in the absence of investigative information demonstrating the exact position and size of the sewers the proposal is considered to be contrary to the requirements of Policy DM2 Design Quality for New Development and DM14 Flood Risk of the Island Plan Core Strategy.

- (ii) Application No:** P/00052/19
Location: 40 Place Road
Proposal: Demolition of garage; proposed garage and store.
Decision: Granted Plan Permission (or issue Cert).
- (iii) Application No:** P/00058/19
Location: 2 Egypt Cottages, 47 Baring Road
Proposal: Proposed front and side extensions to provide linking corridor and internal alterations.
Decision: Granted Plan Permission (or issue Cert).
- (iv) Application No:** P/00090/19
Location: 51 Bellevue Road
Proposal: Proposed single storey rear extension.
Decision: Granted Plan Permission (or issue Cert).
- (v) Application No:** P/00141/19
Location: 3 Consort Road
Proposal: Replacement of existing rear flat roof with two pitched roofs; proposed single storey rear extension; replacement detached garage and shed.
Decision: Granted Plan Permission (or issue Cert).
- (vi) Application No:** P/00075/19
Location: 58 Crossfield Avenue
Proposal: 1m high front boundary fence (revised plans).
Decision: Granted Plan Permission (or issue Cert).

1418 PLANNING APPEALS

To receive details of planning appeals as detailed below:

- (i) Application No:** P/00694/18 **Appeal Ref:** APP/P2114/W/19/32215072
Location: 40 Birmingham Road
Proposal: Conversion and alterations to former shop to provide parking / garage to dwelling.

1419 LICENSING APPLICATIONS

**(i) Application for a Street Furniture Permit – Paradise Ice Cream Parlour,
56 High Street**

Councillors discussed this application for a Street Furniture Permit to place tables and chairs outside of their premises from 10:00 hours to 17:00 hours Monday to Saturday and 11:00 hours to 16:00 hours on Sunday, from 1st May to 30th September. Councillors raised concerns about public access and agreed to monitor the area once the tables and chairs were in place. It was:

RESOLVED

That Cowes Town Council makes no comment on this Application for a Street Furniture Permit.

1420 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.15pm

CHAIRMAN