

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Tuesday 7 May 2019 at 6.15pm.

Present: Councillors Jones (Chairman), Brown, Oliver, Reynolds, Taylor.

In attendance: Debbie Faulkner, Town Clerk.

1421 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Fuller.

1422 DECLARATIONS OF INTEREST

No declarations of interest were received.

1423 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 17 April 2019 be taken as read, approved as a correct record and signed by the Chairman.

1424 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:** 19/00022/HOU
Location: Ashcroft, Baring Road
Proposal: Proposed single storey extensions and chimney removal.
- (ii) **Application No:** 19/00025/HOU
Location: Thornhill, Castle Hill
Proposal: Partial demolition of communal bike store; new replacement wall to bike store; extension to terrace at 1st floor level.
- (iii) **Application No:** 19/00075/HOU
Location: 2 Debourne Close
Proposal: Proposed summerhouse.

2. That Cowes Town Council OBJECTS to the following Planning Application on the grounds that the proposed development fails to provide allocated parking and would result in greater parking pressures that already exist in this area as detailed by Island Roads' comments.

- (i) **Application No:** 19/00065/FUL
Location: Land Adjacent 36 The Green
Proposal: Demolition of redundant wash rooms; proposed 2 x dwellings.

1425 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) **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).
- (ii) **Application No:** P/00152/19
Location: 47 Gordon Road
Proposal: Proposed two storey extension and alterations.
Decision: Granted Plan Permission (or issue Cert).
- (iii) **Application No:** P/00139/19
Location: 3 Blackberry Lane
Proposal: Demolition of garage; proposed single storey side/rear extension.
Decision: Granted Plan Permission (or issue Cert).
- (iv) **Application No:** P/00092/19
Location: 8 Mountbatten Avenue
Proposal: Removal of hedgerow; proposed replacement fence.
Decision: Refuse Plan Perm (or not issue Cert).
Reasons:
1. The proposed development would have a harmful impact on the open plan character of the area and therefore would fail to comply with the requirements of policy DM2 of the Island Plan Core Strategy.
- (v) **Application No:** P/00208/19
Location: Cowes Corinthian Yacht Club, 39 Birmingham Road
Proposal: Continued siting of 2 mobile units for use as toilet, shower block and sails store.
Decision: Granted Plan Permission (or issue Cert).
- (vi) **Application No:** P/00191/19
Location: 59 St. Marys Road
Proposal: Demolition of single storey rear extension; proposed single storey rear extension.
Decision: Granted Plan Permission (or issue Cert).
- (vii) **Application No:** P/00174/19
Location: 146 Baring Road
Proposal: Proposed two storey rear extension and alterations to roof to provide additional accommodation.
Decision: Refuse Plan Perm (or not issue Cert)
Reasons:
1. The resultant extension by virtue of the scale and mass in combination with the proposed design and appearance would dominate the host dwelling and appear at odds with the street scene, in particular the two storey

projection element which would appear bulky and excessive and would appear disproportionate to the host property. The submitted proposal is viewed as incongruous and does not sit comfortably within the context of its surroundings thereby indicating that the proposed design is not suitable for this site. Therefore, the proposal would fail to meet the objectives within the NPPF and would also not comply with policy DM2 Design Quality for New Development of the Island Plan Core Strategy.

1426 PLANNING APPEALS

There were no planning appeals to consider.

1427 PLANNING APPLICATION P/00319/19 – THE STUDIO, MARKET HILL

Planning Application P/00319/19 for retention of balcony at The Studio, Market Hill was considered by the Town Council at its Planning & Licensing Committee meeting on 17 April 2019. The Town Council did not object to the planning application but made comment that the existing balcony appears to be a temporary structure. Subsequently the Town Council has been made aware of a number of objections from local residents. The Planning & Licensing Committee have reviewed the objections and the nature of the balcony and noted that when previously considered the Committee were unaware that the balcony overlooked neighbouring properties. It was:

RESOLVED

That Cowes Town Council OBJECTS to the retention of the balcony at The Studio, Market Hill on the grounds of visual impact in a conservation area and the overlooking of neighbouring properties.

1428 CONSULTATION ON THE LPA'S REVIEW OF THE LOCAL REQUIREMENT LIST FOR PLANNING APPLICATIONS

The Isle of Wight Council, as Local Planning Authority (LPA) is required to review its list of local requirements for the validation of all applications every two years. The consultation will run for six weeks from 9 April 2019 to 22 May 2019. The LPA has reviewed the local information required and is seeking views of Town and Parish Councils. The proposed changes are minor, the only change being to add a requirement for all plans submitted for advertisement consent and householder planning applications to be no greater than A3 in size and for all submitted plans to include a scale bar. It was:

RESOLVED

That Cowes Town Council makes no comment to the Consultation on the LPA's Review of the Local Requirement List for Planning Applications.

1429 LICENSING APPLICATIONS

(i) Application for a Street Trading Consent for Round the Island Race Village Market – The Parade, Cowes – Friday 28th to Sunday 30th June 2019

Councillors discussed this Application for a Street Trading Consent, for Round the Island Race Village Market, for 16 stalls at The Parade, Cowes, trading from 10:00 hours on Friday 28th June 2019 to 16:00 hours on Sunday 30th June 2019. It was:

RESOLVED

That Cowes Town Council makes no comment on this Application for a Street Trading Consent.

(ii) Application for a New Premises Licence – Round the Island 2019 – The Parade, Cowes – Friday 28th June to Sunday 30th June 2019.

Councillors discussed this Application for a New Premises Licence for Round the Island 2019 at The Parade, Cowes from Friday 28th June to Sunday 30th June 2019. The Licence is for live music on Friday 28th & Saturday 29th June from 12:00 hours to 23:00 hours and Sunday 30th June from 12:00 hours to 15:00 hours. The playing of recorded music on Friday 28th & Saturday 29th June from 12:00 hours to 23:00 hours and Sunday 30th June from 11:00 hours to 17:00 hours. The supply of alcohol on Friday 28th & Saturday 29th June from 12:00 hours to 23:00 hours and Sunday 30th June from 11:00 hours to 17:00 hours. It was:

RESOLVED

That Cowes Town Council makes no comment on this Application for a New Premises Licence.

1430 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.06pm.

CHAIRMAN