

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 18 May 2016 at 6.15pm.

Present: Councillors Jones (Chairman), Banks, Brown, Doyle, McNeill, Nicholson, Slade (6.16pm) & Wardrop (6.17pm).

In attendance: Debbie Faulkner, Town Clerk.

966 ELECTION OF A CHAIRMAN

Councillor Jones was proposed as Chairman by Councillor Banks, the proposal was seconded by Councillor McNeill, followed by a unanimous show of hands of those present. Councillors Slade and Wardrop joined the meeting after the vote.

RESOLVED

That Councillor Jones be appointed Chairman of the Planning & Licensing Committee for the Municipal Year 2016 / 2017.

967 APOLOGIES FOR ABSENCE

No apologies of absence were received as all Committee members were present.

968 DECLARATIONS OF INTEREST

No declarations of interest were received.

969 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 28 April 2016 be taken as read, approved as a correct record and signed by the Chairman.

970 PLANNING APPLICATIONS

Councillor Jones 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/00506/16 Alt Ref: TCP/32613
Location: 1a, Ward Avenue
Proposal: Demolition of conservatory; alterations; proposed conversion of loft to provide additional living accommodation to include dormer window on side elevation.
- (ii) **Application No:** P/00513/16 Alt Ref: TCP/32507/A
Location: 3 Marine View Close
Proposal: Proposed balcony at 2nd floor level on front elevation (revised scheme).
- (iii) **Application No:** P/00512/16 Alt Ref: TCP/32504/A
Location: 4 Marine View Close
Proposal: Proposed balcony at 2nd floor level on front elevation (revised scheme).

- (iv) Application No:** P/00498/16 Alt Ref: TCP/13289/H
Location: 74 Baring Road
Proposal: Proposed two storey extension on front elevation to form porch and observatory.
- (v) Application No:** P/00523/16 Alt Ref: TCP/21926/C
Location: Links Cottage, 56 Baring Road
Proposal: Proposed porch.
- (vi) Application No:** P/00541/16 Alt Ref: TCP/32629
Location: 26 Highfield Road
Proposal: Demolition of garage; single storey side extension; proposed porch.
- (vii) Application No:** P/00562/16 Alt Ref: TCP/32640
Location: 54 St. Marys Road
Proposal: Demolition of kitchen and store; proposed single storey extension to provide additional living accommodation; alterations to include loft conversion and velux window on rear elevation.

2. That Cowes Town Council makes comment on the following planning application:

Application No: P/00462/16 Alt Ref: TCP/31638/A
Parish(es): Gurnard Ward(s): Cowes West & Gurnard
Location: land fronting Place Road including land to the side and rear of, 47-11A Place Road and to the rear of The Heritage to Shepards Hay, Tuttons Hill and access off, Place Road, Cowes
Proposal: Construction of 12 dwellings with associated garages; formation of vehicular access and associated landscaping.

Whilst Cowes Town Council objected, in principal, to developing the green gap between Cowes and Gurnard, Cowes Town Council are pleased to see that the developer, through consultation, has improved the design and layout of this development. Therefore Cowes Town Council has no objections to this planning application.

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

Application No: P/00557/16 Alt Ref: TCP/32627
Location: 5, Egypt Copse
Proposal: Alterations to include extension of dormer window& balcony at 2nd floor level on front elevation.

Cowes Town Council objects to this planning application on the grounds that the proposed balcony at 2nd floor level will cause neighbouring properties to be overlooked.

971 PLANNING DECISIONS

To received planning decisions as detailed below:

- (i) **Application No:** P/00218/16
Location: Royal London Yacht Club, The Parade
Proposal: Demolition of servery; replacement single storey side extension to form servery; proposed siting of marquee.
Decision: Granted Plan Permission (or issue Cert).
- (ii) **Application No:** P/00272/16
Location: 96 Baring Road
Proposal: Demolition of garage and chimney; two storey rear extension to provide additional living accommodation; alterations; replacement roof.
Decision: Granted Plan Permission (or issue Cert).
- (iii) **Application No:** P/00323/16
Location: Mill Hill Lodge, Mill Hill Road
Proposal: Alterations to vehicular access to include re-arrangement of parking area (revised drawings).
Decision: Granted Plan Permission (or issue Cert).
- (iv) **Application No:** P/00286/16
Location: Waterside 72A, High Street
Proposal: Lawful Development Certificate for proposed change of use from A1 (retail) to A2 (financial and professional services).
Decision: Granted Plan Permission (or issue Cert).
- (v) **Application No:** P/00302/16
Location: The Cut, Cowes
Proposal: Proposed alterations to include relocation of loading bay, seating and landscaping.
Decision: Granted Plan Permission (or issue Cert).
- (vi) **Application No:** P/00326/16
Location: 5 Castle Road
Proposal: Demolition of utility and kitchen; proposed single storey rear extension to form additional living accommodation,
Decision: Granted Plan Permission (or issue Cert).
- (vii) **Application No:** P/00301/16
Location: 20 Place Road
Proposal: Alterations; proposed two storey rear extension and extension at 1st floor level to form additional living accommodation.
Decision: Refuse Plan Perm (or not issue Cert).
1 The proposed extension by virtue of its proximity to the common boundary with no.18 Place Road, in combination with its height, scale and massing, would result in an overbearing addition resulting in an unacceptable loss of natural light and having an adverse effect on the amenities of

the neighbouring property and contrary to Policy DM 2 (Design Quality for New Development) of the Island Plan Core Strategy.

- (viii) Application No:** P/00362/16
Location: Royal Yacht Squadron, Cowes Castle
Proposal: Installation of temperature control unit.
Decision: Granted Plan Permission (or issue Cert).
- (ix) Application No:** P/00363/16
Location: Royal Yacht Squadron, Cowes Castle
Proposal: LBC for the installation of temperature control unit.
Decision: Granted Plan Permission (or issue Cert).
- (x) Application No:** P/00299/16
Location: land adjacent to Seaflex, Seaview Road
Proposal: Proposed industrial building to provide 4 units with associated parking and landscaping.
Decision: Granted Plan Permission (or issue Cert).
- (xi) Application No:** P/01513/15
Location: National Westminster Bank Plc, 104 High Street
Proposal: Illuminated sign surrounding ATM.
Decision: Granted Plan Permission (or issue Cert).
- (xii) Application No:** P/00288/16
Location: 77 Park Road
Proposal: Two storey rear extension to provide additional living accommodation; alterations; Juliet balcony on first floor rear elevation.
Decision: Granted Plan Permission (or issue Cert).

972 THREE CROWNS SITE, HIGH STREET, COWES

The Town Clerk wrote to the Planning Enforcement Team at the Isle of Wight Council to ascertain what progress had been made in respect of the complaint lodged regarding non-reinstatement of the Three Crowns façade. The Planning Enforcement Officer informed the Town Clerk that a site inspection had not yet been made but this was expected to take place by 15 April 2016. The Town Clerk has made further requests for an update from the IW Council Planning Enforcement Officer but, to date, no further update has been received.

ACTION

1. The Town Clerk will continue to request an urgent update on any progress made by the IW Council's Planning Enforcement Officer.
2. The Town Clerk will investigate through the National Association of Local Council's legal team whether Town & Parish Councils have any powers regarding planning enforcement; including any statutory timescales for action.
3. The Town Clerk will make contact with IW Councillors Bertie and Fuller to ask for their assistance to progress this complaint.

973 FLYING FISH, 5 BIRMINGHAM ROAD, COWES

At the Planning & Licensing Committee meeting held on 14 January 2016, Councillors discussed the advertising artwork that had been added to the front and side of the Flying Fish Office in Birmingham Road, Cowes and questioned whether planning permission should have been or has been sought before any works had been undertaken. A planning complaint was lodged with the Isle of Wight Council Planning Enforcement Team which has subsequently been followed up by the Town Clerk. The Planning Enforcement Officer has replied stating that they are awaiting advice from Principal Planning Officers regarding whether this is a matter the local authority can take formal action on.

ACTION

The Town Clerk will continue to request an urgent update on any progress made by the IW Council's Planning Enforcement Officer.

974 PLANNING APPEALS

There were no planning appeals to consider.

975 LICENSING APPLICATIONS

a) Island Wide Mobile Street Trading Consent for Wight Ice

Councillors discussed this Island wide mobile street trading application for the trading of soft ice cream, scoop ice cream, soft drinks and chocolate bars for the hours of 10am – 8pm Monday – Thursday and Sunday; 9am – 8pm Friday; 9am – 9pm Saturday. It was:

RESOLVED

That Cowes Town Council makes no comment on this application.

b) Street Furniture Application – Tiffins of Cowes, 127 High Street

Councillors discussed this street furniture application to place tables, chairs and café barriers outside of their café, in an area of 4.6 metres x 1.7 metres, every day, from the hours of 10am – 6pm. It was:

RESOLVED

That Cowes Town Council makes no comment on this application.

976 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.10pm.