

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 1 February 2017 at 6.15pm.

Present: Councillors Jones (Chairman), Banks, Brown, Corby, Slade & Wardrop.

In attendance: Debbie Faulkner, Town Clerk; three members of the public.

1079 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Nicholson.

1080 DECLARATIONS OF INTEREST

No declarations of interest were received.

1081 MINUTES RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 11 January 2017 be taken as read, approved as a correct record and signed by the Chairman.

1082 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/01655/16
Location: Fountain Inn, High Street
Proposal: LBC for proposed internal alterations to install new toilet facility.
- (ii) **Application No:** P/01594/16
Location: 240 Park Road
Proposal: Demolition of conservatory; proposed single storey rear extension.
- (iii) **Application No:** P/01679/16
Location: 32 St. Andrews Street
Proposal: Demolition of shed; proposed detached garage with integral workshop and workroom/store.
- (iv) **Application No:** P/01694/16
Location: 43 Stephenson Road
Proposal: Proposed single storey extension; alterations.
- (v) **Application No:** P/01697/16
Location: 20 Terminus Road
Proposal: Extension at 3rd floor level to form additional living accommodation to include deck area and balustrading; new roof covering; single storey extension on rear elevation; alterations; conversion of garage to games room (revised scheme).
- (vi) **Application No:** P/01650/16
Location: The Coach House, Queens Road
Proposal: Alterations, conversion and extension of part of Coach House to form 2 additional residential units with proposed access off Marine View Close (revised scheme).

- (vii) **Application No:** P/00040/17
Location: Hampshire Constabulary, Cowes Police Station, Birmingham Road
Proposal: Demolition of rear extensions; conversion of the former Police Station into four residential units.
- (viii) **Application No:** P/00048/17
Location: Oakhill, 15 Baring Road
Proposal: Variation of condition 2 on P/00443/14 - TCP/25620/B to allow revised design to front wall.

2. That Cowes Town Council has no objection to the following planning application subject to adequate sound proofing of the heat pumps.

- (i) **Application No:** P/00053/17
Location: 112 High Street
Proposal: Retrospective application for the installation of heat pumps on rear roof behind timber hoarding.

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

- (i) **Application No:** P/00017/17
Location: 2a Cliff Road
Proposal: Proposed extension and alterations to include new vehicular access.
- **The proposed balcony on the top floor is out of keeping with the building and the surrounding area and will cause neighbouring properties to be overlooked.**
 - **The access lift shaft is also out of keeping with the building and the surrounding area.**
 - **The proposed garage roof should only be accessed for maintenance and not used as a terrace as this will cause severe overlooking of neighbouring properties.**

1083 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) **Application No:** P/01520/16
Location: 14 Crown Court, Market Hill
Proposal: Proposed replacement staircase and enclosure to roof terrace to include replacement glass balustrading.
Decision: Granted Plan Permission (or issue Cert).
- (ii) **Application No:** P/01508/16
Location: 22 Highfield Road
Proposal: Demolition of garage; proposed single storey side extension forming new kitchen / dining space.
Decision: Granted Plan Permission (or issue Cert).
- (iii) **Application No:** P/01467/16
Location: Halcyone Villa, Grove Road
Proposal: Proposed extension forming 2 self-contained flats.
Decision: Granted Plan Permission (or issue Cert).

- (iv) **Application No:** P/01530/16
Location: 6 Sun Hill
Proposal: Proposed garden shed.
Decision: Granted Plan Permission (or issue Cert).
- (v) **Application No:** P/01531/16
Location: 6 Sun Hill
Proposal: LBC for proposed internal alterations.
Decision: Granted Plan Permission (or issue Cert).
- (vi) **Application No:** P/01607/16
Location: Red Funnel Ltd, Fountain Yard, The Arcade
Proposal: Proposed bicycle shelter and repair station.
Decision: Granted Plan Permission (or issue Cert).
- (vii) **Application No:** P/01609/16
Location: Union Inn, Watch House Lane
Proposal: 1 x single sided cartouche; 1 x single sided pictorial sign; 3 x chalkboards; 2 x brass menu cases with internal illumination; 1 x set of individual letters; 3 x sign written displays; 1 x double sided pictorial hanging sign; retractable awning (revised description).
Decision: Granted Plan Permission (or issue Cert).

1084 PLANNING APPEALS

There were no planning appeals to consider.

1085 NORTHWOOD HOUSE'S LISTED STABLE BUILDING

Councillors had been approached by members of the public asking questions about the works currently being undertaken to the Listed Stable building. Councillors were unable to find details of any planning information and asked the IW Council's Principal Conservation Officer for an explanation. The Officer advised that the Trustees employed an engineer to assess the listed stable building and were advised the removal of the roof and the insertion of temporary roof cover were necessary to prevent the collapse of the building. The works may seem dramatic but they are necessary and are being undertaken in agreement with the council. The works are temporary and considered urgently necessary to prevent the collapse of the buildings and this is why they have been done without planning permission or listed building consent. In essence the council have agreed to under enforce the works (that do require lb consent) but have advised the Trustees that this situation will be monitored and if the roof is not reinstated within a reasonable time (realistically 3-5 years) then the council would consider enforcement action. The council's decision for this was based on the immediate preservation of the building and also to support the ongoing conservation of the whole site which involves numerous works to the house which are a priority at the moment. The Trustees will reinstate the roof with the support of an HLF bid in the near future.

1086 LICENSING APPLICATIONS

There were no licensing applications to consider.

1087 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.47pm.

CHAIRMAN