

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Thursday 23 February 2017 at 6.15pm.

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

In attendance: Debbie Faulkner, Town Clerk; Phil Salmon, Planning Consultant; seven members of the public.

1088 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Nicholson & Slade.

1089 DECLARATIONS OF INTEREST

Councillor McNeill declared a pecuniary interest in Minute No 1094 as the owner of the neighbouring property to which the appeal refers.

Councillor McNeill declared a non-pecuniary interest in Planning Application P/00109/17 as he owns a property at Osborne Court.

1090 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 1 February 2017 be taken as read, approved as a correct record and signed by the Chairman.

1091 PLANNING CONSULTANT'S REPORT REGARDING THE THREE CROWNS SITE

Councillors engaged a planning consultant to provide services for professional advice and a full report regarding the planning applications and listed building consents at the Three Crowns site, including recommendations for any actions that can be taken to have the Three Crowns façade reinstated as detailed in the planning application. A draft report was tabled at the meeting which showed that the planning permission granted in 2010 had been legally implemented (started) through the development of the office extension to the rear of the site, however the works are incomplete as a three storey element proposed to accommodate a ground floor restaurant and residential flats remains incomplete. The façade in place is not considered totally appropriate for the site, however it is considered a far better feature than the temporary wooden boundary fencing that could present an opportunity for graffiti. Councillors were advised of the options available and it was agreed:

ACTION

The Town Clerk will present a draft letter for Councillors to consider at the next Planning & Licensing meeting. The letter will be addressed to the Planning Department at the Isle of Wight Council and will request the outcome of the former complaint raised with them, how their investigations have been carried out and the considerations made in validating any actions they intend to take.

1092 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/00069/17
Location: 49a, Queens Road
Proposal: Alterations to include replacement and additional windows; stainless steel flue; french doors leading to new raised decking; juliet balcony at second floor level; roof light.

- (ii) **Application No:** P/00079/17
Location: 131 Mill Hill Road
Proposal: Proposed single storey side extension to form WC; single storey rear conservatory; summer house at bottom of rear garden.

- (iii) **Application No:** P/00112/17
Location: 11-13, York Street
Proposal: Proposed conversion of house to 3 no. residential dwellings.

- (iv) **Application No:** P/00109/17
Location: Osborne Court, The Parade
Proposal: Installation of wheelchair access ramp with handrails; proposed repositioning of front steps.

- (v) **Application No:** P/00121/17
Location: Elm Cottage, Weston Road
Proposal: Proposed alterations and extension at 1st floor level to form additional living accommodation to include balcony; replacement windows and door; weatherboard cladding.

- (vi) **Application No:** P/00146/17
Location: Land at and Rear of 86, Victoria Road
Proposal: Lawful Development Certificate to establish compliance with condition 1 on P/01743/12 - TCP/31296 to establish a legal commencement of works for this development.

- (vii) **Application No:** P/01538/16
Location: 2 Fairlead Road
Proposal: Retention of 2m high fence.

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

- (i) **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)(revised plans) (readvertised).
- **There is overdevelopment of the site, insufficient amenity space and parking and is contrary to planning policies SP1, SP2, SP5, SP7, DM1, DM2, DM11 & DM17.**
 - **The proposed development will increase the number of residential units from 7 to 10 within a cul de sac, where permission was granted for only 7 units, and thereby breaches the original planning permission and will add to the vehicle usage of Marine View Close; the width of the road at the end of Marine View Close is not wide enough to accommodate a fire engine or refuse vehicle; vehicle access to The Coach House should be via Queens Road.**
 - **The outside wall of The Coach House, as per the original planning permission P/01736/09, was due to be reinstated thereby closing off the end of Marine View Close; we request that the Planning Enforcement Officer investigates this planning breach.**

1093 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) **Application No:** P/01565/16
Location: Royal Yacht Squadron, Cowes Castle, The Parade
Proposal: Internal alterations to include formation of 2 en-suite bathrooms on the first floor; upgrade fire doors and fire screens.
Decision: Granted Plan Permission (or issue Cert).
- (ii) **Application No:** P/01614/16
Location: Land rear of 60 Fellows Road
Proposal: Proposed dwelling.
Decision: Granted Plan Permission (or issue Cert).
- (iii) **Application No:** P/01594/16
Location: 240 Park Road
Proposal: Demolition of conservatory; proposed single storey rear extension.
Decision: Granted Plan Permission (or issue Cert).
- (iv) **Application No:** P/01694/16
Location: 43 Stephenson Road
Proposal: Proposed single storey extension; alterations.
Decision: Granted Plan Permission (or issue Cert).

- (v) **Application No:** P/01610/16
Location: 93 High Street
Proposal: Proposed new shop front.
Decision: Granted Plan Permission (or issue Cert).
- (vi) **Application No:** P/01655/16
Location: Fountain Inn, High Street
Proposal: LBC for proposed internal alterations to install new toilet facility.
Decision: Granted Plan Permission (or issue Cert).

1094 PLANNING APPEALS

To receive details and discuss the appeal against the Isle of Wight Council planning decision:

- (i) **Application No:** P/00172/16
Location: 38 Castle Road
Proposal: Demolition of dwelling; replacement dwelling to include undercroft parking; proposed outbuilding to form boat store and sail loft (revised plans & additional information).

Councillor McNeill, as a member of the public, addressed the Committee about this planning appeal and left the room while the substantive discussion and decision was made.

Cowes Town Council objected to this planning application when it was considered at their Planning & Licensing Committee meeting on 17 March 2016, on the grounds of the proposed dwellings size, design, position and dominance in a conservation area; also its proximity to the boundary of an historic park. Concerns were also raised about the height and proximity to the road of the proposed boat store and sail loft. It was noted that Isle of Wight Council Planning Officer's report made reference to Cowes Town Council not commenting further on a revised scheme for this application. This was due to the short timescale given for making further comments. It was:

RESOLVED

That Cowes Town Council writes to the Planning Inspectorate to support the Isle of Wight Council's reasons for refusal of this planning application.

1095 LICENSING APPLICATION

- (i) **Application for a Street Furniture Permit – That Shop, 38 High Street**
Councillors considered this application to place small items of furniture and collectables outside of their premises every day from 10am – 6pm. It was:
RESOLVED
That Cowes Town Council makes no comment on this street furniture application.

1096 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 8.25pm.

CHAIRMAN