

## COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 2 May 2018 at 6.15pm.

**Present:** Councillors Jones (Chairman), Brown, Oliver & Wardrop.

**In attendance:** Councillor Bustin (6.17pm) (non-voting); Debbie Faulkner, Town Clerk.

### 1269 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R. Bartrum & Taylor.

### 1270 DECLARATIONS OF INTEREST

No declarations of interest were received.

### 1271 MINUTES

#### RESOLVED

**That the Minutes of the Planning & Licensing Committee meeting held on 21 March 2018 be taken as read, approved as a correct record and signed by the Chairman.**

### 1272 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/00359/18  
**Location:** 28 Moor Green Road  
**Proposal:** Proposed vehicular access, parking bay and retaining wall.
- (ii) **Application No:** P/00257/18  
**Location:** 9 Birmingham Road  
**Proposal:** Proposed installation of standard electricity meter box.
- (iii) **Application No:** P/00258/18  
**Location:** 9 Birmingham Road  
**Proposal:** LBC for proposed installation of standard electricity meter box.
- (iv) **Application No:** P/00298/18  
**Location:** 5 Crown Court, Sun Hill  
**Proposal:** Proposed enclosure to roof terrace access.
- (v) **Application No:** P/00317/18  
**Location:** Former Liberal Club, 13 Denmark Road  
**Proposal:** Proposed change of use and extension to form three flats.

- (vi) **Application No:** P/00449/18  
**Location:** 6 Castle Road  
**Proposal:** LBC for alterations to rear of house to form new roof above conservatory, new roof light and new conservatory doors and windows.

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

- (i) **Application No:** P/00356/18  
**Location:** former Somerton Reservoir off, Newport Road  
**Proposal:** Demolition of bungalow; proposed residential development comprising 28 dwellings, 3 blocks of flats comprising of 72 units, 1 block of assisted living accommodation comprising of 44 units, 1 staff unit and 1 guest unit (total of 146 units); associated parking; new vehicular access and landscaping.

**The density of the development is too high. The proposed development is not in keeping with the area. There is not enough parking on the site. There will be a heavy impact on the infrastructure of the area. The proposed development is closely located to a primary school which already has parking problems. Concerns are raised regarding sufficient drainage to protect neighbouring properties. The Design & Access statement quotes the development's inclusive design but it is shown as a gated complex which will cause traffic delays for other road users when vehicles entering the development will have to wait for the gates to open. The traffic lights at Northwood Garage are already at peak capacity and further traffic in this area will undoubtedly add further pressure to this junction for road users entering and leaving Cowes.**

- (ii) **Application No:** P/00422/18  
**Location:** National Westminster Bank Plc, 104 High Street  
**Proposal:** Proposed change of use; alterations; 2/3 storey extension at 1st floor level to provide 3 flats; 10 bed and breakfast accommodation rooms; coffee shop; restaurant/bar; mixed use retail units; balconies at 1st, 2nd and 3rd floor levels.

**The proposed development does not enhance the conservation area, it is not in keeping with existing properties in the area and is over dominant in its dimensions. There is no associated parking with the proposed development which will increase the pressure on parking in the town as a whole.**

**1273 PLANNING DECISIONS**

To receive planning decisions as detailed below:

- (i) **Application No:** P/00050/18  
**Location:** Shepards Wharf, Medina Road  
**Proposal:** Proposed conversion of roof space to store, to include external staircase and alterations to windows.  
**Decision:** Granted Plan Permission (or issue Cert).

- (ii) **Application No:** P/00109/18  
**Location:** 128 Baring Road  
**Proposal:** Demolition of rear extension; proposed single storey extension to rear and side, alterations to roof.  
**Decision:** Granted Plan Permission (or issue Cert).
- (iii) **Application No:** P/00143/18  
**Location:** 14 Rogerson Close  
**Proposal:** Single storey rear extension.  
**Decision:** Granted Plan Permission (or issue Cert).
- (iv) **Application No:** P/00122/18  
**Location:** 63 High Street and, 9 and 11 Bars Mews, Bars Hill  
**Proposal:** Conversion of 2 flats to 1 residential unit; single storey rear extension; installation of extraction system (revised description) (re-advertised application).  
**Decision:** Granted Plan Permission (or issue Cert).
- (v) **Application No:** P/00167/18  
**Location:** Telephone Exchange, 22 Mill Hill Road  
**Proposal:** Installation of 1 no. communications dish, 1 no. cabinet and associated supporting equipment.  
**Decision:** Granted Plan Permission (or issue Cert).
- (vi) **Application No:** P/00195/18  
**Location:** Osborne Court, The Parade  
**Proposal:** Alterations to include replacement of window with french door and hinged window, replacement of two windows with bi-fold doors, new window, replacement window and widen door to flats 34 and 35.  
**Decision:** Granted Plan Permission (or issue Cert).
- (vii) **Application No:** P/00236/18  
**Location:** Marks & Spencers, Terminus Road  
**Proposal:** 1 x non illuminated 'pay and display' sign; 1 x non illuminated 'private property' sign; 2 x non illuminated 'have you paid and displayed' signs; 2 x non illuminated 'pay at meter' sign; 1 x non illuminated 'pay and display tariff' sign.  
**Decision:** Granted Plan Permission (or issue Cert).
- (viii) **Application No:** P/00235/18  
**Location:** Marks & Spencers, Terminus Road  
**Proposal:** 2 no automatic number plate recognition cameras and poles (revised description).  
**Decision:** Granted Plan Permission (or issue Cert).
- (ix) **Application No:** P/01334/17  
**Location:** 10 Baring Road  
**Proposal:** New vehicular access, drive (revised plans) (revised description).  
**Decision:** Granted Plan Permission (or issue Cert).

**1274 MEDINA YARD PLANNING APPLICATION – P/00496/16**

The IW Council's Planning Committee considered this planning application at their meeting on 27 March 2018. The decision of the Committee was to grant the planning application on the proviso that Phase 1 and Phase 4 (which includes the marine industry) are developed in parallel.

**1275 MOBILE CATERING UNIT OUTSIDE OF THE VECTIS TAVERN**

Councillors are very concerned about a mobile catering unit which has been put in place and chained to the outside of the Vectis Tavern in the High Street. The unit, although it has wheels, has not moved in a very long time and is detracting from the appearance of a listed building and the conservation area in general. The Town Clerk wrote to the IW Council's Planning Department to ask them to inspect the area with a view to removing the catering unit from the area. They have advised that as it is not affixed to the structure of the listed building and ancillary to the public house, planning permission is not required. The Town Clerk also wrote to the Licensing department to ascertain whether the vendor has a street trading licence. They have advised that the unit is situated on land owned by and forms part of the curtilage of the premises of The Vectis Tavern. The public have no right of way over this land and therefore a street trading consent is not required. The premises licence for The Vectis Tavern authorises late night refreshment to be provided both inside and outside the premises. They have therefore satisfied all licensing requirements.

**1276 PLANNING APPEALS**

There were no planning appeals to consider.

**1277 APPLICATION FOR A PREMISES LICENCE – RED FUNNEL TERMINAL, FOUNTAIN YARD**

At the Cowes Town Council's Planning & Licensing Committee meeting on 21 March 2018 consideration was given to Red Funnel's application for a premises licence at the Red Funnel terminal. Cowes Town Council objected to the application on the grounds of prevention of crime and disorder; public safety; prevention of public nuisance and anti-social behaviour. Particular concern was that of extended opening hours during the IW Festival and Cowes Week. The application went to a hearing of the IW Council's Licensing Sub Committee on 23 April 2018; the application was granted for standard times only, with no seasonal variations.

**1278 STREET LIGHTING & PUBLIC SAFETY IN THE ARCADE AND FOUNTAIN YARD**

A member of the public has raised concerns about the poor lighting in The Arcade and Fountain Yard. The Arcade pathway is owned by each freeholder and is a public right of way. Fountain Yard is a major Island interchange used by Red Funnel, Southern Vectis and various taxi companies. Councillors considered whether the Town Council can offer any assistance but agreed that this is not within the Town Council's remit. It was agreed:

**ACTION**

The Town Clerk will advise the member of the public to approach Red Funnel to see if they are able to offer any financial assistance to improve the lighting in this area.

**1279 LICENSING APPLICATIONS**

**(i) Application for a Street Furniture Renewal – Rosalie’s of Coves,  
49 High Street**

Councillors considered this street furniture renewal application to place wooden crates and wooden display units outside of their premises from the hours of 0830 – 1800 Monday to Saturday and 0900 to 1700 on Sunday. It was:

**RESOLVED**

**That Coves Town Council makes no comment on this street furniture renewal application.**

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

Councillors considered this street furniture application to place tables and chairs x 4 outside of their premises from the hours of 1000 to 1700 Monday to Saturday and 1000 to 1600 hours on Sunday. It was

**RESOLVED**

**That Coves Town Council makes no comment on this street furniture application.**

**1280 TREE PRESERVATION ORDERS**

There were no tree preservation orders to consider.

The proceedings terminated at 7.55pm.

**CHAIRMAN**