

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Tuesday 5 February 2019 at 6.15pm.

Present: Councillors Jones (Chairman), R. Bartrum, Bustin, Oliver (6.18pm) & Taylor.

In attendance: Debbie Faulkner, Town Clerk.

1388 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brown & Fuller.

1389 DECLARATIONS OF INTEREST

No declarations of interest were received.

1390 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 16 January 2019 be taken as read, approved as a correct record and signed by the Chairman.

1391 PLANNING APPLICATIONS

The Chairman submitted details of planning applications received and following Committee's consideration it was:

RESOLVED

That Cowes Town Council has no objections to the following planning applications:

- (i) Application No:** P/01421/18
Location: 5 Langtry Place, Castle Road
Proposal: Lawful Development Certificate for retention of conversion of two dwellings into single dwelling.
- (ii) Application No:** P/00012/19
Location: 110 Mill Hill Road
Proposal: Proposed single storey rear extension.
- (iii) Application No:** P/00018/19
Location: 145 Upper Moor Green Road
Proposal: Proposed single storey rear extension.
- (iv) Application No:** P/00042/19
Location: land rear of 37 and 39, Albert Street
Proposal: Proposed dwelling.
- (v) Application No:** P/00043/19
Location: 1 Newport Road
Proposal: Alterations to vehicular access to include vehicle turntable.

- (vi) **Application No:** P/00027/19
Location: St. Thomas of Canterbury Church, 22 Terminus Road
Proposal: LBC for internal and external alterations.

1392 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) **Application No:** P/00317/18
Location: Former Liberal Club, 13 Denmark Road
Proposal: Proposed change of use and extension to form three flats.
Decision: Granted Plan Permission (or issue Cert).
- (ii) **Application No:** P/01277/18
Location: 39 Ward Avenue
Proposal: Proposed two storey side and rear extension (revised plans).
Decision: Granted Plan Permission (or issue Cert).
- (iii) **Application No:** P/01115/18
Location: 21 Union Road
Proposal: Listed Building Consent for internal alterations to fit a toilet into the existing shower room (bedroom 2); alterations to fit a shower into the outside toilet and to replace the corrugated steel roof with a slate or clay tile roof.
Decision: Granted Plan Permission (or issue Cert).
- (iv) **Application No:** P/01298/18
Location: Edelweiss, Smithards Lane
Proposal: Proposed two storey rear extension; alterations.
Decision: Granted Plan Permission (or issue Cert).

1393 PLANNING APPEALS

There were no planning appeals to consider.

1394 DRAFT RESPONSE TO THE IW COUNCIL'S DRAFT ISLAND PLANNING STRATEGY CONSULTATION

At the Planning & Licensing Committee meeting held on 16 January 2019 it was agreed that Councillor Jones, following training on 30 January 2019, would prepare a detailed report for the next Planning & Licensing Committee meeting and recommendations will be made from that report for consideration at the Full Council meeting on 7 February 2019. After a full discussion it was:

RECOMMENDED

That the following representation is made to the IW Council in respect of the IW Council's Draft Island Planning Strategy Consultation:

1. Cowes Town Council supports the request to reduce housing numbers. The Island's MP has asked the Minister for Housing to look again at the target of 640 houses per annum. IWALC has written supporting his request; Cowes Town Council will also add its support to the MP's request. The provision of 9,615 houses over the next 15 years is neither required nor deliverable.

2. Cowes Town Council supports the provision of affordable and social housing but suggests a criteria that ensures that they are really affordable & will remain so. Cowes Town Council supports the Council's intervention in the housing market as stated (2.11 The Council itself is moving to establish a housing delivery company that will use public sector assets as pump primers. It is exploring accelerating delivery by using modular construction methods).

Cowes Town Council ask the IW Council to ensure that the provision of affordable houses close to employment sites and schools is their first priority.

3. PSDG 3 Priority Locations for Development and Growth (Page 33) identifies Cowes as a priority area for development. Medina Yard is the single large scale development in Cowes while Parklands is shown as the only undeveloped brown field site. Other development will have to be in Northwood or Gurnard. Almost all recent developments in Cowes have been in the higher price bracket; unaffordable to most, especially young families.

Cowes Town Council ask that housing that meets local need is recognised as essential prior to granting permission.

4. PSDG 4 Developer Contributions (Page 35). It is expected that "In line with the policies of this plan and any relevant supplementary planning documents, the Council will seek provision of the following infrastructure where necessary:

1. Affordable Housing

2. Highway infrastructure, including the provision of sustainable transport routes / facilities for alternative forms of transport to the motor car. Where relevant, contributions or provision shall relate to projects that have been identified through the Council's Infrastructure Delivery Plan and detailed junction design work related to it.

3. Ecological / environmental mitigation and / or compensation including, but not restricted to, the Solent Special Protection Area (SPA) Solent Recreation Mitigation Strategy.

4. Provision of educational infrastructure. This requirement currently only applies to housing developments of 10 dwellings or more.

5. Open space, SANGs, cultural, public realm provision, community and sports infrastructure/ facilities. Developer contributions should, in my view, ensure new developments add to the existing settlement rather than cause added pressure to highways, schools & health services. Financial contributions alone fail; an example being Medina Yard.

Cowes Town Council ask the IW Council to look carefully at the local impact of all developments. Where possible Developer Contributions will be actual rather than just financial.

5. DHWN 6 Delivering Affordable Housing (Page 54) "To contribute to meeting the Island's housing needs, the Council will support proposals that provide at least 35% affordable housing." This sounds good but what is meant by affordable and will market forces quickly make them unaffordable? Real affordable homes, for people trying to get onto the housing ladder, is required, as are houses at a reasonable rent. This strategy does recognise this but how it is achieved will be difficult.

Developers' primary aim is to make money; in general the higher value the house the greater the return. Planners should ensure that developments benefit rather than adversely impact on the Island.

Cowes Town Council welcome the proposals to provide at least 35% affordable housing, but ask that permissions ensure these are built on site rather than as financial contributions and that they remain affordable in perpetuity, to also ensure that the properties are built on a 2:1 basis i.e. two full cost builds and one affordable build. This should be stipulated in the contract and enforced during any development. Cowes Town Council are concerned that there are a large number of references to 'affordable housing' within the consultation document but no references are made to 'social housing'. Cowes Town Council would like reassurance that 'affordable housing' does include 'social housing' in perpetuity.

6. SGOE 1 Supporting and Growing Our Economy (Page 64). The Council wishes to create an environment where businesses have the confidence to invest. It will therefore support the sustainable growth of the Island's economy and proposals that deliver jobs via a range of sectors while increasing local wages, skills and job opportunities. Included in sites allocated for employment are 1.9 hectares at Somerton Farm, Cowes for B1, B2 and B8 uses. This same site is shown as HA022 9.75 hectare allocated for 80 houses. This would be a major development on a greenfield site, which could provide much needed employment plus homes for those working in this and other nearby sites.

Cowes Town Council support the aim of the Island Planning Strategy which is to promote a sustainable, diverse economic base that delivers skilled jobs to benefit the population. We support the provision of employment at Somerton Farm but request that any housing is linked to this and nearby employment thus reducing the need to travel.

7. Quality design.

Cowes Town Council support a policy that expects any new development to be of the highest quality.

8. Planning New Garden Communities. Although this will remove pressure on others areas such as green gaps between settlements, it does not meet the criteria stated on page 341 *"ensuring the right level of development takes place in the right places. The policy seeks to direct new development to settlements that are already considered sustainable (where there are services, facilities, homes and jobs, and where there are the most sustainable modes of transport), or settlements where planned growth will enable them to become more sustainable."* While a Garden Village in Wellow might appeal to people retiring from the mainland, it will mean travel to work & schools for young couples. Planning strategy should encourage younger people to stay on the Island not actively encourage retirement. Cowes Town Council suggest that this proposal should be dropped, make better use of existing housing stock and work to ensure existing permissions are completed.

9. SGOE 7 Supporting and Improving Our Town Centres (Page 81). The Council will support proposals that contribute to the diversity, choice, vitality and viability of town centres. Proposals for new retail development will be expected to be located within Town Centre Boundaries (as shown on the Policies Map). This clearly has not happened in the past, Aldi, The Range, Asda are just some of the permitted developments that offer free parking and zero encouragement to visit town centres. The policy is to resist loss of town centre shops; this ignores the economic

reality facing town centres where high rents & business rates are making it impossible for many to make a living. It could be that reducing the size of town centres, allowing some change of use to residential might be feasible. Empty shops further depress town centres. While supporting the policy Cowes Town Council feel that it takes no account of the economic climate. How to revitalise town centres is an issue that perhaps needs separate attention.

Cowes Town Council welcome any initiative that supports and improves Town Centres but ask whether a flexible approach to change of use to residential be considered.

10. SGOE 9 Supporting High Quality Tourism (Page 84).

Cowes Town Council asks that the strategy recognises Cowes' unique position as a world renowned sailing centre and that support is given to all initiatives to ensure Cowes retains and enhances its ability to welcome visitors.

In summary Cowes Town Council believe a worthwhile planning strategy should seek to improve employment opportunities, particularly skilled, provide good quality affordable housing close to places of work and schools as well as improving transport links and infrastructure while maintaining and enhancing the environment of this wonderful Island on which we live.

1395 LICENSING APPLICATION

(i) Application for a Premises Licence – 94 High Street

Councillors discussed this Application for a Premises Licence for the sale of craft beer and other craft alcohol from 09.00 hours to 20.00 hours, seven days a week. It was:

RESOLVED

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

1396 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.22pm.

CHAIRMAN