

## COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Thursday 22 August 2019 at 6.15pm.

**Present:** Councillors Jones (Chairman), Brown, Bustin, Rafferty & Taylor.

**In attendance:** Debbie Faulkner, Town Clerk.

### 1465 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bertie, Reynolds & Wardrop.

### 1466 DECLARATIONS OF INTEREST

No declarations of interest were received.

### 1467 MINUTES

#### RESOLVED

**That the Minutes of the Planning & Licensing Committee meeting held on 31 July 2019 be taken as read, approved as a correct record and signed by the Chairman.**

### 1468 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:** 19/00610/HOU  
**Location:** 84 High Street  
**Proposal:** Replacement of the existing wooden balcony balustrade, decking trellis and spiral staircase with glazed balustrade with metal railings and replacement straight metal staircase (revised scheme).
- (ii) **Application No:** 19/00611/LBC  
**Location:** 84 High Street  
**Proposal:** Listed Building Consent for replacement of the existing wooden balcony balustrade, decking trellis and spiral staircase with glazed balustrade with metal railings and replacement straight metal staircase (revised scheme).
- (iii) **Application No:** 19/00626/FUL  
**Location:** 38 Castle Road  
**Proposal:** Demolition of dwelling; proposed dwelling.

- (iv) **Application No:** 19/00716/HOU  
**Location:** 40 Newport Road  
**Proposal:** Demolition of front wall; formation of vehicular access and hardstanding.
- (v) **Application No:** 19/00717/HOU  
**Location:** West Dormers, Egypt Hill  
**Proposal:** Demolition of store; proposed single/two storey side extension to include terrace at 1<sup>st</sup> floor level.

**2. That Cowes Town Council has no objections to the following planning application but makes comment that the whole proposal is out of character with the adjoining terrace block and therefore slightly overbearing.**

- (i) **Application No:** 19/00646/HOU  
**Location:** 8 Melbourne Place, Queens Road  
**Proposal:** Proposed single storey side and rear extensions; loft conversion; porch.

#### **1469 PLANNING DECISIONS**

To receive planning decisions as detailed below:

- (i) **Application No:** 19/00333/HOU  
**Location:** 80 Newport Road  
**Proposal:** Proposed replacement side and rear extensions, internal alterations.  
**Decision:** Granted Plan Permission
- (ii) **Application No:** 19/00425/HOU  
**Location:** 79 Park Road  
**Proposal:** Proposed cladding to sections of building; single storey rear extension.  
**Decision:** Granted Plan Permission
- (iii) **Application No:** 19/00364/HOU  
**Location:** 32 Battery Road  
**Proposal:** Retention of garage.  
**Decision:** Granted Plan Permission
- (iv) **Application No:** 19/00458/HOU  
**Location:** 2 Debourne Close  
**Proposal:** Proposed shed  
**Decision:** Granted Plan Permission
- (v) **Application No:** 19/00448/HOU  
**Location:** 188 Baring Road  
**Proposal:** Proposed single storey rear extension; alterations; replacement raised roof to form additional living accommodation at 1st floor level.  
**Decision:** Refused Plan Permission

**Reasons:**

1. The proposed extension and alterations, by reason of their position, size, incongruous design, poor fenestration design and external appearance, in particular the bulk of the dormer windows, would be an intrusive development, out of scale and character with the prevailing pattern of development in the locality, and would also be contrary to Policy DM2 Design Quality for New Development of the Island Plan Core Strategy.

(vi) **Application No:** 19/00432/FUL

**Location:** Land Rear of 12 Gordon Road And Adjacent 48 Beckford Road

**Proposal:** Proposed dwelling.

**Decision:** Refused Plan Permission

**Reasons:**

1. The proposal by virtue of its scale and layout represents an over development of the site creating conditions likely to be detrimental to the amenities currently enjoyed by number 12 Gordon Road and 48 Beckford Road owing to its overbearing impact and would be out of scale and character with the prevailing pattern of development in the surrounding area and is therefore contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

2. The position and layout of the proposed dwelling would create unsatisfactory living conditions for the future occupiers by reason of inadequate light and therefore the proposal is considered contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and is not consistent with paragraph 17 of the National Planning Policy Framework.

**1470 PLANNING APPEALS**

There were no planning appeals to consider.

**1471 LICENSING APPLICATIONS**

(i) **Application for a Street Furniture Permit – Deckers, 5 High Street**

Councillors discussed this Application for Street Furniture Permit to place tables and chairs outside of their premises between the hours of 08:00 hours to 16:00 hours seven days a week. Councillors discussed the prohibition of driving order along the High Street and Shooters Hill which enables vehicles to pass through these areas from 07:00 hours to 10:00 hours. Placing tables and chairs in this area during times of vehicle use would not be safe for the public. It was:

**RESOLVED**

**That Cowes Town Council OBJECTS to the timings of this Application for a Street Furniture Permit on the grounds of public safety. Street Furniture should not be put in place until the prohibition of driving order comes into force at 10:00 hours seven days a week.**

**(ii) Application for a Premises Licence Full Variation – That 60's Place, 103 High Street**

Councillors discussed this Application for a Premises Licence Full Variation to extend licensable activity and hours of the existing premises conditions to the external land at the premises. The fit out and furnishings would consist of a marquee tent, open area, mobile bar counter, garden umbrellas, indoor and outdoor tables and chairs and an area for music entertainment set up.

Councillors raised concerns about the noise that would be generated from the use of the outside space for music entertainment. It was:

**RESOLVED**

**That Cowes Town Council OBJECTS to this Application for a Premises Licence Full Variation on the grounds of prevention of public nuisance. The noise that would generate from the outdoor venue would have an impact on the neighbouring residential properties.**

**1472 TREE PRESERVATION ORDERS**

There were no tree preservation orders to consider.

The proceedings terminated at 7.12pm.

**CHAIRMAN**