

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in The Community Hall, Northwood House, Cowes on Thursday 8 July 2021 at 6.15pm.

Present: Councillors Jones (Chairman), Brown (6.16pm) & Nicholson (6.28pm).

In attendance: Debbie Faulkner, Town Clerk; Mr Chris Preston, a representative of Hamlet Court Regeneration Ltd.

1542 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bertie and Hollis.

1543 DECLARATIONS OF INTEREST

No declarations of interest were received.

1544 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 17 June 2021 be taken as read, approved as a correct record and signed by the Chairman.

1545 PLANNING APPLICATIONS

The Chairman had circulated 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:** 21/01091/RVC
Location: 7 Birmingham Road
Proposal: Variation of condition 2 on 20/01522/FUL to allow repositioning of hoist.
- (ii) **Application No:** 21/01132/FUL
Location: 31A Bath Road
Proposal: Proposed alterations and conversion to form a dwelling including new roof terrace.
- (iii) **Application No:** 21/01116/FUL
Location: 5 Tides Reach, Birmingham Road
Proposal: Proposed replacement dormers at ground floor of no 5 and one new dormer at first floor level; alterations; replacement balustrade to rear elevation (revised scheme).
- (iv) **Application No:** 21/01171/FUL
Location: 72 High Street
Proposal: Proposed replacement shop front; alterations to NE elevation; new balconies at 2nd and 3rd floor; extension at roof level to create reading room.

- (v) **Application No:** 21/01186/HOU
Location: 74A St Marys Road
Proposal: Demolition of existing store; proposed single storey rear extension; alterations to parking area.

1546 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) **Application No:** 21/00815/HOU
Location: 4 Mornington Road
Proposal: Demolition of carport; proposed single storey extension on front elevation to form additional living accommodation; new carport.
Decision: Planning Permission Granted.
- (ii) **Application No:** 21/00121/LBC
Location: 127 - 128 High Street
Proposal: Listed Building consent for continued use of building for sale of food and drink and external alterations including external extraction flue and refurbishment of restaurant and kitchen areas (revised description)(re-advertised application).
Decision: Planning Permission Granted.
- (iii) **Application No:** 21/00120/FUL
Location: 127 - 128 High Street
Proposal: Continued use of building for sale of food and drink and external alterations including external extraction flue and refurbishment of restaurant and kitchen areas (revised description) (re-advertised application).
Decision: Planning Permission Granted.
- (iv) **Application No:** 21/00568/HOU
Location: 21 Castle Road
Proposal: Proposed extension at second floor level and third floor level; alterations; creation of roof terrace; alterations to garage.
Decision: Planning Permission Granted.
- (v) **Application No:** 21/00418/HOU
Location: Chase House, Pine Tree Close
Proposal: Demolition of existing outbuilding; proposed two storey/single storey extensions.
Decision: Planning Permission Refused.
Reason:
The layout and siting of the proposed development would result in negative impact on an adjacent tree which is considered to contribute to the public amenity of the area. Insufficient information has been provided on how the impact would be mitigated. This development would therefore be contrary to policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan.

- (vi) **Application No:** 21/00998/HOU
Location: 34 Churchill Road
Proposal: Demolition of conservatory; proposed infill extension between garage and house; proposed single storey rear extension; alterations (revised scheme).
Decision: Planning Permission Granted.
- (vii) **Application No:** 21/00999/HOU
Location: 157 Park Road
Proposal: Proposed single storey rear extension (revised scheme).
Decision: Planning Permission Granted.

1547 PLANNING APPEALS

There were no planning appeals to consider.

1548 HAMLET COURT, 6 QUEENS ROAD (TOWN COUNCIL MINUTE NO. 8314 REFERS)

At the Town Council meeting on 3 June 2021, Councillors discussed a letter that had been received from Hamlet Court Regeneration Ltd asking the Town Council to support efforts to replace Hamlet Court with two villas. Councillors felt that this historic, although not listed, building should be repaired and restored rather than replaced. Councillors agreed to write to the IW Council's Planning Department (LPA) to ask what action they will take to ensure that the existing building is preserved and restored and does not deteriorate further. The LPA replied advising that they had been in discussion with the owners to try to get to a position where the owners can submit a planning application to re-develop the site. A previous application for demolition of the building was refused and dismissed at appeal, but LPA officers consider that the Planning Inspector's decision did not completely rule out demolition.

Mr Preston advised that an architect has been engaged to deliver a design for the two villas that will look the nicest on the site and economically work. The building line will remain and will not be too high. It was recognised in 2012 that the building could not be restored. The drawings should be ready in 2 / 3 weeks and there will be a consultation with all interested parties around September / October time. Cowes Town Council will be included in the consultation process. Following pre-planning advice from the LPA, plans will be shown to the Planning & Licensing Committee.

1549 LICENSING APPLICATIONS

There were no licensing applications to consider.

1550 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.06pm.

CHAIRMAN