

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 25 August 2021 at 6.15pm.

Present: Councillors Jones (Chairman), Brown, Carter (6.17pm) & Sanders.

In attendance: Debbie Faulkner, Town Clerk.

1560 APOLOGIES FOR ABSENCE

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

1561 DECLARATIONS OF INTEREST

No declarations of interest were received.

1562 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 29 July 2021 be taken as read, approved as a correct record and signed by the Chairman.

1563 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:** 21/01296/HOU
Location: 31 Sun Hill
Proposal: Proposed alterations and second floor level balcony.
 - (ii) Application No:** 21/01476/FUL
Location: Trent House, 42 Newport Road
Proposal: Change of use from care home (Use class C2) to private dwelling (Use class C3).
 - (iii) Application No:** 21/01419/RVC
Location: 11 Market Hill
Proposal: Variation of condition 2 on 20/00617/HOU to allow alterations to fenestration design.
 - (iv) Application No:** 21/01565/HOU
Location: 8 Warrior Avenue
Proposal: Proposed single storey extension to the side of the property.

1564 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) **Application No:** 21/00968/LBC
Location: Cowes Castle, The Parade
Proposal: Listed Building Consent for installation of 2 satellite dishes and 4 antennae on chimneystacks.
Decision: Planning Permission Granted.
- (ii) **Application No:** 21/01048/FUL
Location: Cowes Castle, The Parade
Proposal: Installation of 2 satellite dishes and 4 antennae on chimneystacks.
Decision: Planning Permission Granted.
- (iii) **Application No:** 21/01171/FUL
Location: 72 High Street
Proposal: Proposed replacement shopfront; alterations to NE elevation; new balconies at 2nd and 3rd floor; extension at roof level to create reading room.
Decision: Planning Permission Granted.
- (iv) **Application No:** 21/01294/1APA
Location: 30 Victoria Road
Proposal: Prior approval for proposed single storey rear extension.
Decision: Prior Approval Granted.
- (v) **Application No:** 21/01300/HOU
Location: 260 Park Road
Proposal: Demolition of conservatory; proposed single storey rear extension.
Decision: Planning Permission Granted.
- (vi) **Application No:** 21/01324/HOU
Location: 38 Gordon Road
Proposal: Demolition of the existing pitched roof; Replacement pitched roof with roof terrace including 1.1m high obscured glazed balustrade.
Decision: Planning Permission Refused.
Reasons:
1. The proposed roof terrace by reason of its position, height size would cause unacceptable overlooking that would be detrimental to the occupants of neighbouring occupiers and would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.
2. The proposed roof terrace by reason of its size and height would appear out of character and context with surrounding area and would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- (vii) **Application No:** 21/01186/HOU
Location: 74a St Marys Road
Proposal: Demolition of existing store; proposed single storey rear extension; alterations to parking area.
Decision: Planning Permission Granted.
- (viii) **Application No:** 21/01375/CLPUD
Location: 192 Baring Road
Proposal: Lawful Development Certificate for proposed outbuilding forming gym, jewellery workshop, garden and bike store.
Decision: Planning Permission Granted.

1565 PLANNING APPEALS

There were no planning appeals to consider.

1566 DRAFT ISLAND PLAN STRATEGY CONSULTATION

Councillors discussed the draft Island Plan Strategy consultation which is running for a nine week period from 30 July 2021 until 1 October 2021. Councillors acknowledged that an IW Council Planning Officer will be attending the Town Council meeting on 2 September 2021 and wished to have some pre-prepared questions ready for that meeting to generate a discussion in which all Town Councillors can take part. It was:

RECOMMENDED

1. That Cowes Town Council puts the following questions to the IW Council's Planning Officer at the Town Council meeting on 2 September 2021:

- **We notice that approval for planning application P/00496/16 Medina Yard has now been changed to 21 June 2021, the original approval was granted in March 2018. This means that the applicant has another 3 years in which to commence work. Will the proposed Island Planning Strategy have any impact on the approved application? Is there any pressure that can be applied to ensure this derelict area is developed providing both the type of homes and employment opportunities needed.**
- **What powers will be available to ensure homes that are needed rather than those that developers favour are built. Too many 3/4 bedroom houses have been built which are too expensive for most local people especially first time buyers. The number of affordable homes built in the past few years is lamentably low. How will the proposed Island Planning Strategy address this imbalance?**

2. That Cowes Town Council formulate a response to the Island Plan Strategy Consultation before the deadline of 1 October 2021,

1567 LICENSING APPLICATIONS

There were no licensing applications to consider.

1568 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.01pm.

CHAIRMAN