

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 10 August 2022 at 6.15pm.

Present: Councillors Hollis (Chairman), Carter, Jones & Wardrop.

In attendance: Councillor Paler (non-voting); Debbie Faulkner, Town Clerk; three members of the public.

1603 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Brown.

1604 DECLARATIONS OF INTEREST

No declarations of interest were received.

1605 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 20 July 2022 be taken as read, approved as a correct record and signed by the Chairman.

1606 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:** 22/00767/LBC
Location: Northwood House, Ward Avenue
Proposal: Listed Building Consent for removal of rotten floorboards and joists replaced like for like; removal of remnants of collapsed staircase and replacement with like for like staircase excluding lower turn; removal of two timber board 'bathroom' frame walls to allow floor works and staircase installation; replacement of upper door for fire regulations with period frame and door.
- (ii) **Application No:** 22/01190/ADV
Location: NSPCC, 10 Shooters Hill
Proposal: 1 x non illuminated fascia sign.
- (iii) **Application No:** 22/01263/HOU
Location: 224 Park Road
Proposal: Formation of vehicular access and parking area.

2. That Cowes Town Council OBJECTS to the following planning application on the grounds that the proposal is of a poor design, it has a flat roof, it is too high and has a block feel and fails to reflect the traditional character of the conservation area. Cowes Town Council also request that this planning application is considered by the IW Council's Planning Committee.

- (i) **Application No:** 22/00884/FUL
Location: Hamlet Court, 6 Queens Road
Proposal: Demolition of the existing dwelling; proposed two detached dwellings with parking.

1607 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) **Application No:** 22/00887/HOU
Location: 96 Mill Hill Road
Proposal: Demolition of two storey rear extension; proposed replacement two storey rear extension; formation of vehicular access.
Decision: Planning Permission Granted.

- (ii) **Application No:** 22/00891/FUL
Location: 104 High Street
Proposal: Proposed roof top structure housing lift and staircase; proposed access stairs to front elevation.
Decision: Split Decision.

REFUSED:

1. The proposed balcony staircase by reason of its position adjacent to the pavement area, appearance and siting to the front of the neighbouring property would result in a cluttered and over developed appearance which would be detrimental to the street scene and surrounding Conservation Area as well as the setting of the nearby listed building contrary to policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) and section 16 of the NPP

GRANTED:

1. The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plans, numbered 01 and with the roof top plan and roof top floor plan dated 18 May 2022 and with the email from the agent dated 13 July 2022 confirming the height of the roof top building.

Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policy DM2 Design Quality for New Development of the Island Plan Core Strategy.

3. The roof top building hereby permitted shall be used to access the roof for emergency and maintenance purposes only and for no other reason.

Reason: In the interests of the amenities of the surrounding area and to comply with Policies DM2 and DM11 of the Island Plan Core Strategy.

- (iii) **Application No:** 22/00913/HOU
Location: 80 Victoria Road
Proposal: Demolition of existing rear single storey extension; proposed single and double storey side/rear extension, area of decking to rear (Revised Description) (re-advertised application).
Decision: Planning Permission Granted.
- (iv) **Application No:** 22/00890/HOU
Location: 6 Parklands Avenue
Proposal: Demolition of existing extension; proposed two and single storey rear extensions; alterations.
Decision: Planning Permission Granted.
- (v) **Application No:** 22/00944/RVC
Location: 74A St Marys Road
Proposal: Variation of condition 2 on 21/01186/HOU to allow change of materials to south and east elevations of extension.
Decision: Planning Permission Granted.
- (vi) **Application No:** 22/01046/HOU
Location: 13 Stephenson Road
Proposal: Demolition of existing lean to extension; proposed single storey rear and side extension.
Decision: Planning Permission Granted.

1608 PLANNING APPEALS

To receive planning appeals as detailed below:

- (i) **Application No:** 22/00525/HOU
Location: 77 Park Road
Proposal: Remove the existing pitched roof and replace it with a new mansard roof with new dormer windows (Revised Scheme).

1609 LICENSING APPLICATIONS

There were no licensing applications to consider.

1610 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.05pm.

CHAIRMAN