

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 23 November 2022 at 6.15pm.

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

In attendance: Debbie Faulkner, Town Clerk.

1643 APOLOGIES FOR ABSENCE

No apologies for absence were received.

1644 DECLARATIONS OF INTEREST

There were no declarations of interest.

1645 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 1 November 2022 be taken as read, with a small amendment made, were approved as a correct record and signed by the Chairman.

1646 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 application:

- (i) Application No: 22/01904/FUL**
Location: Units 3D and 3E Prospect Road
Proposal: Proposed change of use from E(d) Leisure and Entertainment to B2 General Industrial.

2. That Cowes Town Council has no objections to the following Planning Application but we recommend that proper screening is put in place and that the Planning Application is considered by the IW Council's Planning Committee so that residents' concerns can be considered.

- (i) Application No: 22/01818/FUL**
Location: Land at and Rear of 86 Victoria Road
Proposal: Proposed residential dwelling with associated hard landscaping, via shared access from Victoria Road.

3. That Cowes Town Council OBJECTS to the following Planning Application and Listed Building Consent on the grounds that the application fails DM2 in that it does not protect or enhance the listed building, also the application fails DM11 as it fails to enhance or preserve the heritage asset being a Grade 2 listed Georgian building. The application sits uncomfortably in its setting. Also, the garage is part of the listed building and is protected by that listing. The application is completely out of character with its host building. We ask that this application is taken to the IW Council's Planning Committee if deemed to be acceptable by Planning Officers.

- (i) **Application No:** 22/01786/HOU
Location: 17 Queens Road
Proposal: Demolition of existing side garage; proposed 2 storey side extension with balcony; removal of section of external wall to create kitchen/dining room; alterations to roof including replacement roof tiles, solar panels and roof lights; alterations to floor layout including partitions to create additional bathrooms; refurbishment of existing windows; alterations to driveway with replacement gate; alterations to garden to create additional parking and patio area with balustrade and steps.
- (ii) **Application No:** 22/01787/LBC
Location: 17 Queens Road
Proposal: Listed Building Consent for demolition of existing side garage; proposed 2 storey side extension with balcony; removal of section of external wall to create kitchen/dining room; alterations to roof including replacement roof tiles, solar panels and roof lights; alterations to floor layout including partitions to create additional bathrooms; refurbishment of existing windows; alterations to driveway with replacement gate; alterations to garden to create additional parking and patio area with balustrade and steps.

1647 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) **Application No:** 22/01625/HOU
Location: Avalon, Three Gates Road
Proposal: Proposed first floor extension.
Decision: Planning Permission Granted.
- (ii) **Application No:** 22/01363/FUL
Location: 9 Bath Road
Proposal: Conversion of commercial office on ground floor to residential to create additional accommodation for Pelham House.
Decision: Planning Permission Refused.
- (iii) **Application No:** 22/01545/CLPUD
Location: 22 Queens Road
Proposal: Lawful Development Certificate for proposed outbuilding to form work space and landscaping.
Decision: Planning Permission Refused.

- (iv) **Application No:** 22/01659/HOU
Location: 36 Stephenson Road
Proposal: Proposed single storey rear extension.
Decision: Planning Permission Granted.
- (v) **Application No:** 22/01597/FUL
Location: 104 High Street
Proposal: Proposed glazed enclosure over previously approved balcony to front of building housing lift and staircase; proposed access stairs to front elevation (revised scheme).
Decision: Planning Permission Granted.

Councillors discussed this Planning Application as works have started on the building. The Planning & Licensing Committee do not believe that what is being constructed is in line with the permitted application. The consent was for a small roof top building to house a lift shaft mechanism and stairs. The height is only supposed to be 9 feet i.e. 2.8 metres. The submitted sight lines part of the application are not being adhered to. It was agreed:

ACTION

The Town Clerk will write to the IW Council's Planning Department to request that all work is ordered to cease and a site inspection be made asap.

1648 PLANNING APPEALS

There were no planning appeals to consider.

1649 LICENSING APPLICATIONS

There were no licensing applications to consider.

1650 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.14pm.

CHAIRMAN