

## COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Thursday 16 February 2023 at 6.15pm.

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

**In attendance:** Kate Scragg, Assistant Town Clerk; two agents for Planning Application 22/02309/FUL.

Prior to the start of the meeting, Councillors held a period of silence in recognition of the passing of Councillor David Jones.

### **1677 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bertie and Brown.

### **1678 DECLARATIONS OF INTEREST**

- a) Councillor Hollis declared a non-pecuniary interest in Planning Application No. 23/00135/FUL as he is a member of the Royal Corinthian Yacht Club. Min. No. 1680(4) refers.
- b) A written request for dispensation was received, and granted, from Councillor Hollis in respect of Planning Application No. 23/00135/FUL as he is a member of Cowes Town Council representing local residents. Min. No. 1680(4) refers.

### **1679 MINUTES**

#### **RESOLVED**

**That the Minutes of the Planning & Licensing Committee meeting held on 26 January 2023 be taken as read, approved as a correct record and signed by the Chairman.**

### **1680 PLANNING APPLICATIONS**

The Assistant Town Clerk 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:** 23/00099/FUL  
**Location:** Cowes Castle, The Parade  
**Proposal:** Proposed permanent semi rigid marquee.

**2. That Cowes Town Council OBJECTS to the following planning applications on the grounds that there is only one internal wooden staircase to exit the First Floor and there are concerns that this only fire escape will probably be unable to cope with the number of users, if at full capacity, should a fire start.**

- (i) **Application No:** 22/02240/FUL  
**Location:** 127 - 128 High Street  
**Proposal:** Proposed change of use of office space to form bar/restaurant and well-being/ pilates studio on first floor.
- (ii) **Application No:** 23/00082/LBC  
**Location:** 127 - 128 High Street  
**Proposal:** Listed Building Consent for alterations in connection with proposed change of use of office space to form bar/restaurant and well-being/pilates studio on first floor.

**3. That Cowes Town Council OBJECTS to the following planning application on the grounds that there are car parking and turning space issues; the amenity space is small for three of the plots; and it is considered to be a cramped, over-development of the site.**

- (i) **Application No:** 22/02309/FUL  
**Location:** 11 Mill Hill Road  
**Proposal:** Demolition of conservatory and garage; proposed two storey and first floor extension along with alterations to form 2 additional dwellings; proposed replacement of garage with detached building to form residential dwelling.

**4. That Cowes Town Council OBJECTS to the following planning application on the grounds that the design is incompatible with the aesthetics of the historic adjoining building. The application incorrectly refers to the north east elevation, which should read north west.**

- (i) **Application No:** 23/00135/FUL  
**Location:** Royal Corinthian Yacht Club, Castle Hill  
**Proposal:** Replacement of timber folding sliding doors on north east elevation ground floor.

#### **1681 PLANNING DECISIONS**

To receive the planning decision as detailed below:

- (i) **Application No:** 22/02129/FUL  
**Location:** 1A Shooters Hill  
**Proposal:** Proposed change of pitched roof to flat roof and external staircase to first floor flat (Revised description).  
**Decision:** Planning Permission Granted.
- (ii) **Application No:** 22/02100/HOU  
**Location:** 31A Bellevue Road  
**Proposal:** Demolition of existing single storey extension; proposed replacement single storey extension.  
**Decision:** Planning Permission Granted.

- (iii) **Application No:** 22/02138/FUL  
**Location:** Prospect Park Enterprise Estate, Prospect Road  
**Proposal:** Proposed Industrial Building.  
**Decision:** Planning Permission Granted.
- (iv) **Application No:** 22/02095/FUL  
**Location:** Cowes Police Station, Birmingham Road  
**Proposal:** Replacement of existing windows with new windows and rear first floor door (revised plans)(revised description).  
**Decision:** Planning Permission Granted.
- (v) **Application No:** 22/02110/RVC  
**Location:** Cowes Castle, The Parade  
**Proposal:** Variation of condition 2 on application 22/00657/FUL to allow alterations to the approved scheme, revision to Terrace Bar external appearance and material alteration.  
**Decision:** Planning Permission Granted.
- (vi) **Application No:** 22/02035/HOU  
**Location:** Church Lodge, Church Road  
**Proposal:** The retention of external and internal works of alteration to the listed building to include substantial repairs to stonework, demolition of privy, internal wc and new external alterations to include porch, log and bin store, garden shed and hard and soft landscaping including retaining walls, concrete pathways and planting.  
**Decision:** Planning Permission Granted.
- (vii) **Application No:** 22/02036/LBC  
**Location:** Church Lodge, Church Road  
**Proposal:** Listed Building Consent for the retention of external and internal works of alteration to the listed building to include substantial repairs to stonework, demolition of privy, internal wc and new external alterations to include porch, log and bin store, garden shed and hard and soft landscaping including retaining walls, concrete pathways and planting.  
**Decision:** Planning Permission Granted.
- (viii) **Application No:** 22/02202/HOU  
**Location:** Ashcroft, Baring Road  
**Proposal:** Proposed two single storey side extensions; alterations to fenestration and external finishes; installation of solar panels.  
**Decision:** Planning Permission Granted.
- (ix) **Application No:** 22/02199/FUL  
**Location:** Land rear of 12 Gordon Road and adjacent 48 Beckford Road  
**Proposal:** Proposed construction of architectural studio (revised scheme).  
**Decision:** Planning Permission Refused.

**1682 IW COUNCIL'S DRAFT PLANNING ENFORCEMENT STRATEGY FEBRUARY 2023**

Councillors reviewed the IW Council's draft Planning Enforcement Strategy, February 2023. Comments must be made to the IW Council's Planning Department by the deadline of 13 March 2023. Following Committee's consideration it was:

**RESOLVED**

**That Cowes Town Council makes the following comments to the IW Council's Planning Department:**

- 1. The draft is incomplete in relation to the Foreward section.**
- 2. An enforcement strategy needs to have an enforcement team behind it.**

**1683 PLANNING APPEALS**

To receive the planning appeals as detailed below:

- (i) **Application No:** 21/01957/16APA **Appeal Ref:** APP/P2114/W/22/3299132  
**Location:** Baring Road, Cowes  
**Proposal:** 18m Phase 8 Monopole complete with wraparound cabinet at base and associated ancillary works.  
**Decision:** Appeal dismissed.
- (ii) **Application No:** 22/01432/HOU **Appeal Ref:** APP/P2114/D/22/3310056  
**Location:** 39 Newport Road  
**Proposal:** Formation of a vehicular access to include dropped kerb and driveway.  
**Decision:** Appeal dismissed.
- (iii) **Application No:** 22/00525/HOU **Appeal Ref:** APP/P2114/D/22/3302884  
**Location:** 77 Park Road  
**Proposal:** Remove the existing pitched roof and replace it with a new mansard roof with new dormer windows.  
**Decision:** Appeal dismissed.

**1684 LICENSING APPLICATIONS**

There were no licensing applications to consider.

**1685 TREE PRESERVATION ORDERS**

There were no tree preservation orders to consider.

The proceedings terminated at 7.10pm.

**CHAIRMAN**