

## COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 8 March 2023 at 6.15pm.

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

**In attendance:** Debbie Faulkner, Town Clerk.

### 1686 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Bertie.

### 1687 DECLARATIONS OF INTEREST

Councillor Hollis declared a non-pecuniary interest in Planning Application No. 23/00262/FUL as he is a member of the Royal Corinthian Yacht Club. Min No. 1689 (3) refers.

Councillor Sanders declared a non-pecuniary interest in Planning Application No. 23/00214/FUL as he is a friend of the owner of the property. Min No. 1689 (2) refers.

### 1688 MINUTES

#### RESOLVED

**That the Minutes of the Planning & Licensing Committee meeting held on 16 February 2023 be taken as read, approved as a correct record and signed by the Chairman.**

### 1689 PLANNING APPLICATIONS

The 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 applications:**

- (i) **Application No:** 23/00124/HOU  
**Location:** 8 Queens Road  
**Proposal:** Demolition of porch; proposed extension on front elevation.
  
- (ii) **Application No:** 23/00220/HOU  
**Location:** 70 Upper Moorgreen Road  
**Proposal:** Demolition of conservatory; proposed single storey extension; alterations.

**2. That Cowes Town Council OBJECTS to the following planning application on the grounds that the proposal fails to enhance or protect the local environment (DM2). The Town Council is concerned that the modern design may not align with DM2 in a conservation area and detracts from the setting of the adjacent Grade II listed building.**

- (i) **Application No:** 23/00214/FUL  
**Location:** 8 Baring Road  
**Proposal:** Demolition of existing dwelling and annexe; proposed construction of replacement dwelling and annexe (revised scheme).

**3. That Cowes Town Council OBJECTS to the following planning application on the grounds that the proposal fails to conserve, protect or enhance an existing heritage asset in the built environment and the conservation area (DM2). The proposal will cause substantial harm to a non-designated heritage asset and its setting, which as existing makes a positive contribution to the character and identity of the area (DM11). The proposal destroys the setting of a heritage asset which can be experienced from the surrounding area (DM11 7.179). Cowes Town Council requests that this planning application is considered by the IW Council's Planning Committee.**

- (i) **Application No:** 23/00262/FUL  
**Location:** Royal Corinthian Yacht Club, Castle Hill  
**Proposal:** Proposed extension at ground floor level to form additional club offices, bar and restaurant space (revised scheme).

## **1690 PLANNING DECISIONS**

To receive planning decisions as detailed below:

- (i) **Application No:** 22/00919/FUL  
**Location:** Land Adjacent 1 Ward Cottages, Market Hill  
**Proposal:** Proposed detached dwelling (Revised Plans)(re-advertised application)  
**Decision:** Planning Permission Granted.
- (ii) **Application No:** 22/02207/HOU  
**Location:** 13 Debourne Close  
**Proposal:** Demolition of porch; proposed replacement porch.  
**Decision:** Planning Permission Granted.

**1691 ENFORCEMENT CASE – LAND ADJACENT TO 1 WARD COTTAGES, MARKET HILL**  
Councillors received details from the IW Council’s Planning Enforcement Officer in relation to the land adjacent to 1 Ward Cottages, Market Hill. Although planning permission has been granted for this land, the enforcement case to tidy the land remains in place. The land was inspected on the 14 February 2023 and none of the works have been undertaken; the landowner has now been told by the IW Council’s Planning Enforcement Officer that these works must be completed by 13 March 2023.

**1692 PLANNING STRATEGY FOR THE COWES AREA**  
Councillors considered the IW NHS Trust’s ‘Estate Strategy 2021 – 2025’ and whether this could provide a guide / template for producing a planning strategy for the Cowes area. Things to be considered are the town’s needs, to preserve history, contextual design, connectivity, parking, the shipyards and accommodation, to name a few. It was agreed:

ACTIONS

1. The Town Clerk will re-send the IW NHS Trust’s ‘Estate Strategy 2021 – 2025’ document to all Planning & Licensing Committee members.
2. Councillors will review the document and bring back suggestions to the next Planning & Licensing Committee meeting.

**1693 PLANNING APPEALS**  
There were no planning appeals to consider.

**1694 LICENSING APPLICATIONS**  
There were no licensing applications to consider.

**1695 TREE PRESERVATION ORDERS**  
There were no tree preservation orders to consider.

The proceedings terminated at 7.05pm.

**CHAIRMAN**