

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 12 April 2023 at 6.15pm.

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

In attendance: Debbie Faulkner, Town Clerk.

1696 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bertie & Carter.

1697 DECLARATIONS OF INTEREST

Councillor Hollis declared a non-pecuniary interest in Planning Application 23/00380/RVC as he is a friend of the applicant.

1698 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 8 March 2023 be taken as read, approved as a correct record and signed by the Chairman.

1699 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:** 23/00439/HOU
Location: 1 Baring Drive
Proposal: Proposed single storey side extension; new stairs on west elevation.
- (ii) Application No:** 23/00441/HOU
Location: Elm Cottage, Weston Road
Proposal: Proposed Porch.
- (iii) Application No:** 23/00380/RVC
Location: 28 Denmark Road
Proposal: Variation of condition no 2 on 21/02018/HOU to allow for new roof design.

2. That Cowes Town Council OBJECTS to the following planning application on the grounds that the proposal is of a poor design. One building with a flat roof and out of character and keeping of this part of the conservation area. Both buildings are too high with an aggressive block feel making a negative contribution to the conservation area. The poor designs are contrary to DM2 of the Island Plan, failing to “protect, conserve or enhance the existing environment”. They also fail DM2 by failing to “compliment the character of the surrounding area particularly the conservation area.”

The deterioration and wilful destruction of the historic Hamlet Court by dereliction of care should not be the reason for the rationale for its demolition. Nor should the subsequent self-inflicted increase in the cost of restoration be a material factor. The Town Council wish this planning application to be taken to the IW Council’s Planning Committee.

- (i) Application No: 23/00392/FUL**
Location: Hamlet Court, 6 Queens Road
Proposal: Demolition of existing building; proposed two replacement dwellings.

3. That Cowes Town Council OBJECTS to the following planning applications on the grounds that the proposals are out of character and keeping with the neighbouring properties and the traditional street scene and contrary to DM2 of the Island Plan.

- (i) Application No: 23/00489/HOU**
Location: 58 St Marys Road
Proposal: Proposed cladding to front and rear elevations.
- (ii) Application No: 23/00378/HOU**
Location: 43 Granville Road
Proposal: Proposed alterations/extension to roof to form additional accommodation within new roof space.

1700 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) Application No: 22/02158/FUL**
Location: 12 Arctic Road
Proposal: Demolition of workshop; proposed maisonette.
Decision: Planning Permission Granted.
- (ii) 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.
Decision: Planning Permission Granted.

- (iii) **Application No:** 23/00124/HOU
Location: 8 Queens Road
Proposal: Demolition of porch; proposed extension on front elevation.
Decision: Planning Permission Granted.
- (iv) **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).
Decision: Planning Permission Granted.

1701 PLANNING APPEAL

To receive the planning appeal as detailed below:

- (i) **Appeal Ref:** APP/P2114/W/23/3315891 **Application No:** 22/00884/FUL
Location: Hamlet Court, 6 Queens Road
Proposal: Demolition of the existing dwelling; proposed two detached dwellings with parking.

1702 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. Following a further site visit on 30 March 2023 by the Enforcement Officer, it was noted that none of the previously requested works had been carried out. The Enforcement Officer has written to the landowner to provide a final reminder to request that the works are completed by 14 April 2023.

1703 PLANNING STRATEGY FOR THE COWES AREA (MIN NO 1692 REFERS)

At the Planning & Licensing Committee meeting on 8 March 2023, 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 that Councillors would review the document and bring back suggestions to the next Planning & Licensing Committee meeting. A number of suggestions were raised:

- Protection of historic buildings – revisiting potential listed buildings and heritage assets.

- Protection and designation of industrial land by zoning, to include boat yards, ship yards and other working areas.
- Harmonious building in context with the area e.g. Cowes Library.
- Protection of community areas reflecting on their history: The Parade; The Bandstand; sea frontage; the High Street; shops; car parking; Northwood House and grounds and surrounding walls; Cowes Green.
- Protection of the conservation area, expected standards of design.

It was agreed:

ACTION

Councillors will consider making any additions to this list for the next meeting.

1704 PLAN TO PRIORITISE AREAS TO UTILISE FUTURE S106 MONIES IN COWES

Councillors discussed future areas in Cowes that could make use of S106 monies received from developers. Suggestions included:

- Grants / loans for infrastructure i.e. community assets
- Public conveniences
- School playing fields
- Recreation grounds
- Public shelters
- LCWIP (Local Cycling and Walking Infrastructure Plan)
- Prefabricated housing on prison land
- Planning enforcement
- Listed buildings
- Conservation Team
- Improving footpaths and road safety
- Planning guidelines and protecting heritage

It was agreed:

ACTION

Councillors will consider making any additions to this list for the next meeting.

1705 DEPARTMENT FOR LEVELLING UP, HOUSING AND COMMUNITIES (DLUHC) CONSULTATION REGARDING INFRASTRUCTURE LEVY

Councillors were asked to consider the DLUHC consultation regarding infrastructure levy with a close date of 9 June 2023. Councillors found the questions were too complicated to offer any comments and felt disadvantaged by the complex language used in the consultation document. It was agreed:

ACTION

The Town Clerk will write to the DLUHC explaining the difficulty that the Town Council had in making any comments on the consultation document.

1706 LICENSING APPLICATIONS

(i) Application for a Premises Licence – Pinnacle Suites Ltd, High Street

Councillors discussed this Application for a Premises Licence for Pinnacle Suites Ltd for the provision of alcohol to hotel residents and visitors for the 08:00 hours to 24:00 hours seven days a week. It was:

RESOLVED

That Cowes Town Council has no objections to this Premises Licence for Pinnacle Suites Ltd.

- (ii) **Application for a Premises Licence Full Variation – The Garden, High Street**
Councillors discussed this Application for a Premises Licence Full Variation for The Garden to include the first floor, rear garden and front of the premises for the provision of alcohol. It was:

RESOLVED

That Cowes Town Council has no objections to this Application for a Premises Licence Full Variation for The Garden.

- (iii) **Application for a new Street Trading Consent – Desserts to Doors**
Councillors discussed this Street Trading Consent for Desserts to Doors to supply ice cream, hot desserts, cold drinks, sweets and chocolate, Island wide from 12:00 hours to 22:00 hours seven days a week. It was:

RESOLVED

That Cowes Town Council has no objections to this Street Trading consent for Desserts to Doors.

1707 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.40pm.

CHAIRMAN