

## COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 31 May 2023 at 6.15pm.

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

**In attendance:** Councillor Paler (non-voting); Debbie Faulkner, Town Clerk.

### **1718 ELECTION OF A CHAIRMAN FOR THE PLANNING & LICENSING COMMITTEE**

Councillor Hollis was proposed as Chairman by Councillor Sanders, seconded by Councillor Wardrop followed by a unanimous show of hands. It was:

**RESOLVED**

**That Councillor Hollis be appointed Chairman of the Planning & Licensing Committee until the Annual Town Council meeting in May 2024.**

### **1719 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Brown.

### **1720 DECLARATIONS OF INTEREST**

No declarations of interest were received.

### **1721 MINUTES**

**RESOLVED**

**That the Minutes of the Planning & Licensing Committee meeting held on 3 May 2023 be taken as read, approved as a correct record and signed by the Chairman.**

### **1722 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: 23/00660/FUL**  
**Location:** Rashley Supermarket, 130 - 132 Park Road  
**Proposal:** Relocation of existing fan units onto the rear wall elevation.
- (ii) Application No: 23/00733/HOU**  
**Location:** 110A High Street  
**Proposal:** Proposed extension at first floor level; decking and alterations to stairs.
- (iii) Application No: 23/00755/HOU**  
**Location:** 31 Mill Hill Road  
**Proposal:** Single storey rear extension; alterations to the rear and side boundary walls and garden; formation of a vehicular access with off street parking; conversion of roof space to include dormers to the rear; alterations

to include an additional window in the gable wall to the roof space; alterations to windows at ground floor level in the side elevation facing Gordon Road.

- (iv) **Application No:** 23/00793/HOU  
**Location:** 10 St Marys Road  
**Proposal:** Proposed single storey rear/side infill extension; loft conversion to include dormer window on rear elevation.

**2. That Cowes Town Council has no objection to the following planning application but does have concerns that this development may set a precedent for developing this side of the road that currently does not have any housing properties.**

- (i) **Application No:** 23/00644/FUL  
**Location:** Land Adjacent Esplanade Garage Fronting, Three Gates Road, Northwood  
**Proposal:** Three pairs of semi-detached houses (6 in total), means of access and associated parking/landscaping.

## **1723 PLANNING DECISIONS**

To receive the planning decision as detailed below:

- (i) **Application No:** 23/00439/HOU  
**Location:** 1 Baring Drive  
**Proposal:** Proposed single storey side extension; new stairs on west elevation.  
**Decision:** Planning Permission Granted.
- (ii) **Application No:** 23/00441/HOU  
**Location:** Elm Cottage, Weston Road  
**Proposal:** Proposed Porch.  
**Decision:** Planning Permission Granted.
- (iii) **Application No:** 23/00489/HOU  
**Location:** 58 St Marys Road  
**Proposal:** Proposed cladding to front and rear elevations.  
**Decision:** Planning Permission Refused.
- (iv) **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.  
**Decision:** Planning Permission Granted.

## **1724 PLANNING APPEALS**

To receive details of any planning appeals:

- (i) **Application No:** 22/01685/FUL **Appeal Ref:** APP/P2114/W/23/3315259  
**Location:** 5 Tides Reach, Birmingham Road  
**Proposal:** Proposed replacement dormers at ground floor of no 5 and one new dormer at first floor level; alterations; replacement balustrade to rear elevation (revised scheme).

## **1725 PLANNING STRATEGY FOR THE COWES AREA (MIN NO 1703 REFERS)**

In addition to the suggestions raised at the Planning & Licensing Committee on 12 April 2023 i.e.

- 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 to add:

- Neglected buildings
- Infrastructure

Councillors were reminded to attend the 'Planning for Communities Presentation' at Building 41 on Thursday 8 June 2023 at 5.45pm; where all these considerations can be discussed.

## **1726 PLAN TO PRIORITISE AREAS TO UTILISE FUTURE S106 MONIES IN COWES (MIN NO 1704 REFERS)**

In addition to the suggestions raised at the Planning & Licensing Committee on 12 April 2023 i.e.

- 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 to add:

- Maintenance of public realm i.e. the Bandstand
- Better information signage.

**1727 LICENSING APPLICATIONS**

There were no licensing applications to consider.

**1728 TREE PRESERVATION ORDERS**

There were no tree preservation orders to consider.

The proceedings terminated at 7.10pm.

**CHAIRMAN**