

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 19 July 2023 at 6.15pm.

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

In attendance: Debbie Faulkner, Town Clerk.

1740 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Nicholson.

1741 DECLARATIONS OF INTEREST

No declarations of interest were received.

1742 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 21 June 2023 be taken as read, approved as a correct record and signed by the Chairman.

1743 PLANNING APPLICATIONS

The Town Clerk submitted details of planning applications received and following Committee's consideration it was:

RESOLVED

That Cowes Town Council has no objections to the following planning applications.

- (i) **Application No:** 23/00991/HOU
Location: 36 Alexandra Road
Proposal: Proposed off road parking bay; access ramp; external lift; raised platform landing; replace window with door; retaining wall with associated landscaping.
- (ii) **Application No:** 23/01008/HOU
Location: 117 Upper Moorgreen Road
Proposal: Construction of garden office/room in place of the existing shed.
- (iii) **Application No:** 23/01087/HOU
Location: 100 Upper Moorgreen Road
Proposal: Proposed extension at first floor level; alterations including external cladding.
- (iv) **Application No:** 23/01097/HOU
Location: 3 Churchill Close
Proposal: Proposed single storey rear extension.
- (v) **Application No:** 23/01116/HOU
Location: 7B Queens Road
Proposal: Proposed external staircase to rear of property for access to rear garden.

1744 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) **Application No:** 21/01019/FUL
Location: Osborne Court, The Parade
Proposal: Proposed alterations and conversion of shop into two apartments.
Decisions: Planning Permission Granted.
- (ii) **Application No:** 23/00733/HOU
Location: 110A High Street
Proposal: Proposed extension at first floor level; decking and alterations to stairs.
Decisions: Planning Permission Granted.
- (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.
Decisions: Planning Permission Granted.
- (iv) **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.
Decisions: Planning Permission Granted.
- (v) **Application No:** 23/00919/FUL
Location: Osborne Court, The Parade
Proposal: Removal of existing external wall insulation (EWI) and installation of a new EWI with enhanced fire and thermal performance.
Decisions: Planning Permission Granted.
- (vi) **Application No:** 22/02240/FUL
Location: 127 - 128 High Street
Proposal: Proposed change of use of office space to form well-being/pilates studio on first floor (Revised plans).
Decisions: Planning Permission Granted.

1745 PLANNING APPEALS

There were no planning appeals to consider.

1746 RESPONSE FROM THE IW COUNCIL REGARDING PLANNING APPLICATION NO 23/00262/FUL (MIN NO 1733 (II) REFERS)

The Town Clerk wrote to the IW Council's Planning Department to enquire why Planning Application 23/00262/FUL was not considered by the IW Council's Planning Committee as requested by Cowes Town Council. The IW Council responded by saying that there is no provision with the IW Council's Constitution for town, parish or community councils to request that planning applications are 'called in'. Town Councillors were disappointed with this response.

1747 IW COUNCIL'S STATEMENT OF COMMUNITY INVOLVEMENT CONSULTATION

Councillors discussed whether to make comments on the IW Council's Community Involvement Consultation by the deadline of 4 August 2023. It was agreed:

ACTION

The Town Clerk will recirculate the consultation document to all Town Councillors inviting them to make individual responses if required.

1748 DEVELOPMENT OF A PLANNING STRATEGY AND TO DEVELOP A PLAN TO PRIORITISE AREAS TO UTILISE FUTURE S106 MONIES IN COWES

Suggestions raised at the Planning & Licensing Committee meetings for a planning strategy so far are:

- 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.
- Neglected buildings.
- Infrastructure.

Suggestions raised at the Planning & Licensing Committee meetings for S106 monies so far are:

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

It was:

RESOLVED

That these matters are referred to the Place Plan Steering Group for further discussions and removed from future Planning & Licensing Committee agendas.

1749 RESPONSE FROM THE IW COUNCIL'S LICENSING DEPARTMENT IN RESPECT OF THE VECTIS TAVERN AND PREMISES LICENSES IN GENERAL (MIN NO 1738 (I) REFERS)

The IW Council's Licensing Department confirmed that the Town Council's objections to the Vectis Tavern Premises Licence had been received and advised that no conditions would be removed to relinquish any responsibility in terms of prevention of underage sales or the mandatory requirement to provide free water. Those conditions are either mandatory or already covered elsewhere in the current licence. In relation to Premises Licenses in general, the IW Council's Licensing Department advised that these are not available to view online, however a summary of the licence can be viewed via the public register or on request from the IW Council's Licensing Department.

1750 LICENSING APPLICATIONS

(i) Application for a Premises Licence – Minor Variation – The Globe, The Parade

Councillors discussed this Application for a Premises Licence, Minor Variation for The Globe to include a mobile external bar to the front outside decking area for use during the summer and events from 10:00 hours to 00:00 hours. Also the "Challenge 25" scheme will be adopted at the point of entry to the premises and at the point of sale of alcohol. It was:

RESOLVED

That Cowes Town Council has no objections to this Application for a Premises Licence – Minor Variation for The Globe.

(ii) Application for a Premises Licence – Full Variation – Compass Bar, High Street

Councillors discussed this Application for a Premises Licence, Full Variation for the Compass Bar to include the consumption of alcohol and recorded music and live music and performance of dance in the inside and outside areas; inside areas from 08:00 hours to 01:30 / 02:00 hours 7 days a week; outside areas from 08:00 hours to 00:00 hours 7 days a week. For all current exemptions e.g. Cowes Week, New Year's Eve etc. to be removed to simplify the licence. It was:

RESOLVED

That Cowes Town Council OBJECTS to the part of Application for a Premises Licence – Full Variation for Compass Bar which would allow the outside area to be used from 08:00 hours. Pedestrianisation in the High Street does not start until 10:00 hours and this would be an acceptable time for the outside area to be used. Councillors also request clarification about the closing time for the indoor area i.e. is it 01:30 hours or 02:00 hours.

(iii) Application for a Premises Licence – The Great Wight Bite, Northwood House & Park

Councillors discussed this Application for a Premises Licence for The Great Wight Bite at Northwood House & Park for 9th and 10th September 2023 for the provision of live music from 11:00 hours to 20:30 hours on the 9th and 11:00 hours to 18:30 hours on the 10th. The supply of alcohol from 10:30 hours to 20:30 hours on the 9th and 10:30 hours to 18:30 hours on the 10th. There will also be a Chef's Demo kitchen, a Kid's Kitchen and a Masterclass Kitchen from 11:00 hours to 20:00 hours on the 9th and 11:00 hours to 18:00 hours on the 10th. It was:

RESOLVED

That Cowes Town Council has no objections to this Application for a Premises Licence for The Great Wight Bite at Northwood House & Park.

(iv) Application for a Street Furniture Permit – Shipmates, High Street

Councillors discussed this Application for a Street Furniture Permit for stands outside the shop from 10:00 hours to 20:00 hours seven days a week. It was:

RESOLVED

That Cowes Town Council has no objections to this Application for a Street Furniture Permit for Shipmates.

1751 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 6.53pm.

CHAIRMAN