

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 9 August 2023 at 6.15pm.

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

In attendance: Debbie Faulkner, Town Clerk; two members of the public.

1752 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Ellis.

1753 DECLARATIONS OF INTEREST

Councillor Hollis declared a non-pecuniary interest in Planning Application Nos 23/01204/HOU and 23/01205/LBC – 9 Castle Road, as he knows the applicant.

Councillor Hollis declared a non-pecuniary interest in Planning Application No 23/01193/HOU – 1 Castle View, Castle Road, as he knows the applicant.

Councillor Hollis declared a non-pecuniary interest in Planning Application No 23/01132/RVC as he is a member of the Royal Ocean Racing Club.

1754 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 19 July 2023 be taken as read, approved as a correct record and signed by the Chairman.

1755 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:** 23/01147/HOU

Location: 6 Broadfields Avenue

Proposal: Proposed single storey rear extension.

(ii) **Application No:** 23/01193/HOU

Location: 1 Castle View, Castle Road

Proposal: Proposed extension on side elevation at ground and first floor levels; infilling basement area on front elevation; new store on rear elevation with raised garden deck over.

2. That Cowes Town Council OBJECTS to the following planning applications on the grounds that the Town Council is concerned about the departure from the architectural style. The use of powder coated aluminium windows is out of character and keeping with the rest of the Grade II listed building, contrary to DM2 and DM11 of the Island Plan. The extension will cause a loss of privacy to the neighbouring property 'Crestings' at number 19 Queens Road.

- (i) **Application No:** 23/01108/HOU
Location: 17 Queens Road
Proposal: Demolition of side (lean-to) garage; Proposed single storey side extension; dormer windows to front and rear and new roof lights; replace roof tiles with natural slate; alterations to driveway to form parking area.
- (ii) **Application No:** 23/01109/LBC
Location: 17 Queens Road
Proposal: Listed Building Consent for demolition of side (lean-to) garage; Proposed single storey side extension; renovation of the internal spaces, alteration to the existing layout, and refurbishment of the existing sash windows; new staircase to loft space; dormer windows to front and rear and new roof lights; replace roof tiles with natural slate; alterations to driveway to form parking area.
- 3. That Cowes Town Council OBJECTS to the following planning application on the grounds that there is inadequate information / inaccuracy of data relating to the location of the units and the noise information. The access for delivery lorries is not possible without causing damage to neighbouring properties.**
- (i) **Application No:** 23/01132/RVC
Location: Royal Corinthian Yacht Club, Castle Hill
Proposal: Variation of condition 2 to allow for revisions to the approved scheme and removal of condition 5 on 23/00262/FUL.
- 4. That Cowes Town Council OBJECTS to the following planning application on the grounds that the Town Council cannot condone such terrible quality architectural design. It fails to meet DM2 of the Island Plan as it does not enhance or contribute to the conservation area.**
- (i) **Application No:** 23/01164/HOU
Location: The Studio, Trinity Church Lane
Proposal: Proposed first floor and second floor extensions; alterations.
- 5. That Cowes Town Council OBJECTS to the following planning application on the grounds that there are discrepancies in the layout, scale and dimensions of the drawings. The Town Council requests that the application is resubmitted with accurate drawings. There is also concern for a significant tree at number 70 Baring Road that potentially could be damaged or removed due to the proposed double garage.**
- (i) **Application No:** 23/01088/HOU
Location: 74 Baring Road
Proposal: Proposed detached double garage and associated landscaping/reduction of grassland parcel.

6. That Cowes Town Council has no objection to the following planning applications as long as a conservation style window is installed.

- (i) Application No:** 23/01204/HOU
Location: 9 Castle Road
Proposal: Installation of roof window.
- (ii) Application No:** 23/01205/LBC
Location: 9 Castle Road
Proposal: Listed Building Consent for installation of roof window.

1756 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) Application No:** 23/00887/HOU
Location: 19 York Street
Proposal: Proposed single storey rear extension.
Decision: Planning Permission Granted.
- (ii) 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.
Decision: Planning Permission Granted.
- (iii) Application No:** 23/00833/FUL
Location: Watson Bull and Porter, 126 High Street
Proposal: Alterations to shop front; replacement side door; and external repairs; use of property as Cowes Neighbourhood Police Team (Revised plans).
Decision: Planning Permission Granted.
- (iv) Application No:** 23/00083/CLPUD
Location: 141 Mill Hill Road
Proposal: Lawful Development Certificate for proposed use of outdoor chalet as guest accommodation.
Decision: Planning Permission Refused.

1757 PLANNING APPEALS

There were no planning appeals to consider.

1758 RESPONSE FROM THE IW COUNCIL'S LICENSING DEPARTMENT IN RESPECT OF THE COMPASS BAR PREMISES LICENCES (MIN NO 1750 (ii) REFERS)

The IW Council's Licensing Department confirmed that the Town Council's objections to the Compass Bar Premises Licence had been received. They advised that the outside area from 08:00 hours is at the rear of the property not the High Street. They also advised that all licensable activities will finish at 01:30 hours indoors and the premises will close at 02:00 hours

1759 LICENSING APPLICATIONS

(i) Application for a Static Street Trading Consent – The Little Coffee Bike, Princes Esplanade

Councillors discussed this Application for a Static Street Trading Consent for The Little Coffee Bike at various locations on Princes Esplanade from 09:00 hours to 17:00 hours Monday to Thursday; 09:00 hours to 18:00 hours on Friday and Saturday; 09:00 hours to 16:00 hours on Sunday; serving hot and cold drinks and pre-packaged snacks. It was:

RESOLVED

That Cowes Town Council has no objections to this Application for a Static Street Trading Consent for The Little Coffee Bike.

1760 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.20pm.

CHAIRMAN