

## COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Tuesday 17 October 2023 at 6.15pm.

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

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

In the absence of the Chairman, Councillor Carter was appointed Chairman for the meeting.

### 1778 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brown, Dodwell, Ellis, Hollis & Wardrop.

### 1779 DECLARATIONS OF INTEREST

No declarations of interest were received.

### 1780 MINUTES

#### RESOLVED

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

### 1781 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 application:**
  - (i) **Application No:** 23/01622/RVC  
**Location:** Brambles Bank, Trinity Church Lane  
**Proposal:** Variation of condition 2 on P/00795/18 to retain as built parking/front garden area.
2. **That Cowes Town Council supports the following planning applications:**
  - (i) **Application No:** 23/01637/FUL  
**Location:** 4 Castle Road  
**Proposal:** Proposed alterations including replacement windows and new patio doors.
  - (ii) **Application No:** 23/01638/LBC  
**Location:** 4 Castle Road  
**Proposal:** Listed Building Consent for proposed internal and external alterations including alterations to floor plans, installation of shower room, replacement windows and new patio doors.

**3. That Cowes Town has no objections to the following planning application as long as IW Council Planning Officers are satisfied with the height of the proposal and considers the overlooking of any neighbouring properties and access to utility services. However, the Town Council can see no reason for two disabled parking spaces if the property is to be used as a storage building with a sail loft. Also, there are plenty of empty local commercial premises in the town that could be used for this purpose:**

- (i) Application No:** 23/01575/FUL  
**Location:** 69A Pelham Road  
**Proposal:** Storage building with sail loft.

**4. That Cowes Town Council OBJECTS to the following planning application on the grounds that the proposal does not comply with DM2 in that it doesn't create an attractive built environment, it does not optimise the potential of the site, and has no regard to existing buildings' topography or other characteristics of the local area. It does not comply with DM11 in that it doesn't conserve and enhance the special character of the historic town centre area. This would also increase pressure on an already stretched residential parking area:**

- (i) Application No:** 23/01689/FUL  
**Location:** Land rear of 12 Gordon Road And adjacent 48 Beckford Road  
**Proposal:** Proposed commercial unit (use Class E) architectural studio.

## **1782 PLANNING DECISIONS**

To receive planning decisions as detailed below:

- (i) Application No:** 23/01204/HOU  
**Location:** 9 Castle Road  
**Proposal:** Installation of roof window.  
**Decision:** Planning Permission Refused.
- (ii) Application No:** 23/01205/LBC  
**Location:** 9 Castle Road  
**Proposal:** Listed Building Consent for installation of roof window.  
**Decision:** Planning Permission Refused.
- (iii) Application No:** 23/00631/FUL  
**Location:** Royal London Yacht Club, The Parade  
**Proposal:** Extension to the function room; removal and replacement of service area (revised scheme).  
**Decision:** Planning Permission Granted.
- (iv) Application No:** 23/01284/HOU  
**Location:** Windrush, 95 Baring Road  
**Proposal:** Proposed single-storey side extension; cladding to external elevations.  
**Decision:** Planning Permission Granted.

- (v) **Application No:** 23/01303/FUL  
**Location:** Land rear of 12 Gordon Road and adjacent 48 Beckford Road  
**Proposal:** Proposed replacement boundary wall and timber fence.  
**Decision:** Planning Permission Granted.
  
- (vi) **Application No:** 23/01370/RVC  
**Location:** Land adjacent Home Waters, Trinity Church Lane  
**Proposal:** Variation of condition 2 on P/00795/18 to allow retention of new window on east elevation.  
**Decision:** Planning Permission Granted.
  
- (vii) **Application No:** 23/01008/HOU  
**Location:** 117 Upper Moorgreen Road  
**Proposal:** Construction of garden office/room in place of the existing shed.  
**Decision:** Planning Permission Granted.
  
- (viii) **Application No:** 23/01425/HOU  
**Location:** 6 Brooklands Road  
**Proposal:** Demolition of existing extension and decking; proposed single storey rear extension.  
**Decision:** Planning Permission Granted.
  
- (ix) **Application No:** 23/01509/HOU  
**Location:** 1 Admirals Wharf, High Street  
**Proposal:** Proposed infill extension at ground floor level on rear elevation; proposed sun room and terrace on roof level to include balustrading (Revised plans).  
**Decision:** Planning Permission Granted.
  
- (x) **Application No:** 23/01469/CLPUD  
**Location:** Landfall, Egypt Esplanade  
**Proposal:** Lawful Development Certificate for proposed replacement doors and windows on rear and side elevations.  
**Decision:** Planning Permission Granted.

### 1783 PLANNING APPEALS

- (i) **Application No:** 22/01363/FUL      **Appeal Ref:** APP/P2114/W/23/3316344  
**Location:** 9 Bath Road  
**Proposal:** Conversion of a commercial office on the ground floor to residential to create additional accommodation for Pelham House.  
**Decision:** The Appeal is allowed and Planning Permission is Granted.

### 1784 MEDINA YARD DEVELOPMENT

Councillors discussed the Medina Yard development which is understood not to be including the residential side of the development. At this time it is understood to be remaining an industrial development.

**1785 IW COUNCIL'S PROPOSAL FOR TOWN AND PARISH COUNCILS TO FUND  
ADDITIONAL PLANNING ENFORCEMENT CAPACITY**

Councillors felt that this matter was of significant importance to be discussed at the next meeting of the Town Council by all Town Councillors. It was agreed:

**ACTION**

The Town Clerk will add 'Planning Enforcement Capacity' to the next Town Council Agenda for the meeting on 2 November 2023.

**1786 IW COUNCIL'S PUBLIC CONSULTATION ON THE REVISED STATEMENT OF LICENSING  
POLICY (MIN NO 1775 REFERS)**

Councillor reviewed the consultation document which appears meaningless as the matters included are covered by current legislation and cannot be changed. It was agreed:

**ACTION**

The Town Clerk will respond to the consultation by advising the Licensing Department at the IW Council that they do not appear to be abiding by the current rules and show no consistency in the decisions that they make.

**1787 LICENSING APPLICATIONS**

There were no licensing applications to consider.

**1788 TREE PRESERVATION ORDERS**

There were no tree preservation orders to consider.

The proceedings terminated at 7.15pm

**CHAIRMAN**