

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Thursday 11 January 2024 at 6.15pm.

Present: Councillors Hollis (Chairman), Brown, Dodwell, Sanders, Wardrop

In attendance: Claudine Russell, Town Clerk; Kate Scragg, Deputy Town Clerk

1806 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Carter.

1807 DECLARATIONS OF INTEREST

No declarations of interest were received.

1808 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 5 December 2023 be taken as read, approved as a correct record and signed by the Chairman.

1809 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:** 23/00099/FUL
Location: Cowes Castle, The Parade
Proposal: Installation of temporary semi-rigid marquee for 6 months of the year (April to September inclusive) for a duration of 5 years until September 2028 (re-advertised application).
- (ii) **Application No:** 23/02087/FUL
Location: Cowes Yacht Haven, Marina Walk
Proposal: Siting of storage container, in respect of Hampshire Constabulary use associated with 126 High Street, Cowes.
- (iii) **Application No:** 23/02093/HOU
Location: Foxhaven, 145 Park Road
Proposal: Proposed single storey rear and side extension.
- (iv) **Application No:** 23/01865/HOU
Location: 2 Mountbatten Avenue
Proposal: Demolition of conservatory; Proposed single storey extension, porch & solar panels, alteration in position of boundary fence, change of roofing materials (Revised description)(readvertised application).

- (v) **Application No:** 23/02198/RVC
Location: 1 Brambles Lane
Proposal: Variation of condition 2 on 22/00796/HOU to allow alterations to width of single storey extension.
- (vi) **Application No:** 23/02206/RVC
Location: 72 High Street
Proposal: Variation of condition 2 on 21/01873/FUL for proposed alterations to design details balconies, fenestration, Pod and materials.

2. That Cowes Town Council OBJECTS to the following planning applications on the grounds that the Town Council previously objected to the flat roof as it is out of character for the building and is therefore inconsistent with the guidelines set out by the Local Planning Authority in Policy DM11 and Policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy. A hipped or sloping roof would be more in keeping with the property. It was felt that the electric gate is not in keeping with the character of the building and Councillors would like more information on the material and aesthetics of the gate. Councillors ask that all new plaster is lime plaster as per the original:

- (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 (revised drawings to include revisions to side extension, rear dormer and parking area)(re-advertised).
- (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 (revised drawings to include revisions to side extension, rear dormer, parking area and new staircase to loft)(re-advertised).

3. That Cowes Town Council OBJECTS to the following planning application on the grounds of highways safety; difficulty egressing the junction. The land is not adjacent to, or within, the settlement boundary:

- (i) **Application No:** 23/02166/FUL
Location: Land Adjacent To 403 Newport Road
Proposal: Four detached houses, access road and landscaping.

1810 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (i) **Application No:** 23/01822/FUL
Location: 72 High Street
Proposal: Replacement shopfront
Decision: Planning Permission Granted.

- (ii) **Application No:** 23/01357/FUL
Location: 19 Queens Road
Proposal: Demolition of existing dwelling; proposed two dwellings with associated parking and landscaping.
Decision: Planning Permission Refused.

- (iii) **Application No:** 23/01777/LBC
Location: 9 Castle Road
Proposal: Listed Building Consent for retention of replacement of wooden sash windows with wooden double glazed sash windows.
Decision: Planning Permission Refused.

- (iv) **Application No:** 23/01852/HOU
Location: East Park, Church Road
Proposal: Alterations, two single storey extensions and enlarged rear facing dormer window.
Decision: Planning Permission Granted.

- (v) **Application No:** 23/01819/FUL
Location: 52/53 Osborne Court, The Parade
Proposal: Proposed replacement window and two new windows on side elevation.
Decision: Planning Permission Granted.

- (vi) **Application No:** 22/02309/FUL
Location: 11 Mill Hill Road
Proposal: Demolition of conservatory and garage; Proposed replacement of garage with detached building to form residential dwelling; alterations to existing dwelling to include dormer; new vehicular access and associated parking. (Revised Plans) (Revised description) (Re-advertised application).
Decision: Planning Permission Granted.

- (vii) **Application No:** 23/01880/FUL
Location: Flats 1 To 28 Rope Walk, Medina Road
Proposal: The removal of all existing brick-on-edge copings to parapet and gable walls, and their replacement with pre-cast concrete coping stones; replacement of hung tiles to bay windows with fibre cement weatherboarding.
Decision: Planning Permission Granted.

1811 PLANNING APPEALS

There were no planning appeals to consider.

1812 PLANNING CONCERNS 103 AND 104 HIGH STREET

Ongoing concerns regarding the development of this site were raised with the Planning Enforcement Team. Following a site visit, the Planning Enforcement Team have requested a meeting with the landowner to discuss the issues raised in greater detail. Councillors raised concern about the aesthetics and noise regarding the air conditioning units on the roof. It was agreed:

ACTION

The Town Clerk will write to the Planning Enforcement Team to raise the Town Council's concern about the air conditioning units.

1813 LICENSING APPLICATIONS

There were no licensing applications to consider.

1814 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.05pm

CHAIRMAN