

## COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 21 February 2024 at 6.15pm.

**Present:** Councillors Hollis (Chair), Brown, Dodwell, Sanders, Wardrop

**In attendance:** Claudine Russell, Town Clerk

### 1824 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ellis and Nicholson.

### 1825 DECLARATIONS OF INTEREST

a) Councillor Hollis declared a non-pecuniary interest in reference to Minute Number 1829 as he knows the applicant.

b) No written dispensations were received.

### 1826 MINUTES

#### RESOLVED

**That the Minutes of the Planning & Licensing Committee meeting held on 25 January 2024 be taken as read, approved as a correct record and signed by the Chairman.**

### 1827 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:** 24/00118/HOU  
**Location:** 37 Granville Road  
**Proposal:** Alterations to external finishes and conversion of existing garage into ancillary accommodation.

(ii) **Application No:** 23/02274/ADV  
**Location:** Pavement Opposite The Globe The Parade  
**Proposed:** Non-illuminated information board.

#### 2. That Cowes Town Council **OBJECTS** to the following planning application on the grounds that the due process for planning has not been followed as work has already started on this site. Councillors have concerns around access as there is insufficient parking or drop off points. Councillors believe there is an increased fire risk due to the building being unmanned and the building is timber framed. As per Local Planning Authority Policy DM11 (Historic & Built Environment) this is a Grade 2 listed building and there are no party wall agreements:

**Application No:** 24/00094/FUL  
**Location:** 31 Bath Road  
**Proposal:** Proposed change of use from cafe to a laundrette

3. That Cowes Town Council **OBJECTS** to the following planning application on the grounds that it breaches Local Planning Authority Policy DM2 (Design Quality of New Development) as this does not enhance the heritage asset of the property next door. This structure does not benefit from planning permission, as this was sought retrospectively:

**Application No:** 23/02057/FUL  
**Location:** 103A High Street  
**Proposal:** Retention of gazebo structure to provide covered outside seating.

4. That Cowes Town Council **OBJECTS** to the following planning application on the grounds that it breaches village green status as well as inhibits access to the public footpath crossing. There is also inadequate sewerage and drainage:

**Application No:** 23/00849/FUL  
**Location:** Land Adjacent Harry Cheek Gardens And Rear 31 To 61 Pallance Road  
**Proposal:** Residential development comprising of 27 dwellings with access from Harry Cheek Gardens (Amended plans to include: revised public right of way link and site plan) (readvertised application)

5. That Cowes Town Council have insufficient drawings or information to make a judgement on the following planning applications:

**Application No:** 24/00136/CLEUD  
**Location:** Osborne Court The Parade  
**Proposal:** Lawful Development Certificate for continued use of 5A/The Managers Flat/and or 1B as a permanent residential flat.

**Application No:** 24/00168/HOU  
**Location:** 63 Beckford Road  
**Proposal:** Proposed rear dormer with balcony; new bay window on front elevation at first floor level.

## 1828 PLANNING DECISIONS

To receive planning decisions as detailed below:

- (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 (readvertised application)  
**Decision:** Granted
- (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.  
**Decision:** Granted
- (iii) **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).  
**Decision:** Granted
- (iv) **Application No:** 22/01818/FUL  
**Location:** Land At And Rear Of 86 Victoria Road  
**Proposal:** Proposed residential dwelling with associated hard landscaping, via shared access from Victoria Road  
**Decision:** Granted
- (v) **Application No:** 23/02206/RVC  
**Location:** 72 High Street  
**Proposal:** Alterations to design details balconies, fenestration and materials  
**Decision:** Granted
- (vi) **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 (revised plans)  
**Decision:** Granted

## **1829 PLANNING APPEALS**

To receive details of any planning appeals:

- (i)     **Application No:**     23/00045/REF  
          **Appeal Ref:**       APP/P2114/W/23/3332752  
          **Location:**        9 Castle Road  
          **Proposal:**        Installation of roof window/Listed Building Consent
- (ii)    **Application No:**     23/00046/REF  
          **Appeal Ref:**       APP/P2114/Y/23/3332745  
          **Location:**        9 Castle Road  
          **Proposal:**        Installation of roof window

## **1830 REVIEW THE IWC STREET FURNITURE LICENCING POLICY.**

Councillors considered the Isle of Wight Street Furniture Licencing Policy and completed the online feedback form during the meeting.

## **1831 RESPONSE FROM ISLAND ROADS REGARDING THE CONDITION OF DENMARK ROAD**

Councillors received a response from Island Roads after raising their concerns with the condition of Denmark Road. Councillors would still like to have a meeting with Island Roads and the Isle of Wight Council's Strategic Director of Community Services. Councillors Sanders, Wardrop and Walters have offered to attend this meeting. The Town Clerk is awaiting a meeting date. It was agreed:

### ACTIONS

1. The Town Clerk will draft a letter, for approval by the Mayor, stating that Councillors do not accept Island Roads' findings and request that a meeting be organised urgently.

## **1832 RESPONSE TO THE ENVIRONMENTAL HEALTH ENQUIRY REGARDING 103 / 104 HIGH STREET**

Councillors received details from the IW Council's Planning Enforcement Team in relation to their ongoing concerns regarding this establishment. Councillors felt that the report was thorough and they will continue to monitor.

## **1833 LICENSING APPLICATIONS**

There were no licensing applications to consider.

## **1834 TREE PRESERVATION ORDERS/TREE WORKS**

There were no tree preservation orders to consider. A number of tree works were noted.

The proceedings terminated at 7.25pm.

**CHAIRMAN**