

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Wednesday 17 July 2024 at 6.15pm.

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

In attendance: Councillor White (non-voting); Debbie Faulkner, Locum Town Clerk.

1892 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Nicholson.

1893 DECLARATIONS OF INTEREST

No declarations of interest were received.

1894 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 26 June 2024 be taken as read, approved as a correct record and signed by the Chairman.

1895 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:** 24/00843/FUL
Location: 143 Mill Hill Road
Proposal: Proposed alterations and subdivision of existing dwelling to form two residential units to include construction of replacement single storey extension.
- (ii) **Application No:** 24/00841/FUL
Location: 9A - 9B The Arcade
Proposal: Proposed change of use from shop to nail salon.

2. That Cowes Town Council has no objections to the following planning application subject to the projecting sign not being proud of the balcony:

- (i) **Application No:** 24/00842/ADV
Location: 9A - 9B The Arcade
Proposal: 2 x externally illuminated fascia signs; 1 x internally illuminated projecting sign.

3. That Cowes Town Council OBJECTS to the following planning application on the grounds that the proposal will overlook neighbouring properties, create noise, it is out of keeping and below the expected standard of build and design in a conservation area and adjacent to a Grade II listed building; therefore contrary to DM2 of the Island Plan. Can the IW Council confirm that they have advised local residents at Fountain Yard and the High Street of this Planning Application.

- (i) **Application No:** 24/00894/FUL
Location: Cowes Town Central Shopping Arcade, 104 High Street
Proposal: Proposed raised rear seating area.

1896 PLANNING DECISIONS

To receive the planning decisions as detailed below:

- (i) **Application No:** 24/00720/HOU
Location: Point Quay, 46C Medina Road
Proposal: Proposed enlarged replacement balcony and associated alterations at first floor level on east elevation; formation of new door opening at ground floor level on east elevation.
Decision: Planning Permission Granted.
- (ii) **Application No:** 24/00733/HOU
Location: The Cottage, 5 Melcombe House, 53 Queens Road
Proposal: Replacement first floor fenestrations to east elevation; replacement ground floor fenestration to west elevation.
Decision: Planning Permission Granted.

1897 PLANNING APPEALS

- (i) **Application No:** 23/01777/LBC **Appeal Ref:** APP/P2114/Y/24/3339378
Location: 9 Castle Road
Proposal: Replacement of wooden sash windows with matching double glazed sash windows.
Decision: The appeal is dismissed.

1898 UPDATE REGARDING PLANNING APPLICATION 24/00176/FUL – CLARE LALLOW LTD (MIN NO 1889 REFERS)

At the Planning & Licensing Committee meeting on 26 June 2024 Councillors raised their concerns about the length of time this planning application is taking as this company is important to Cowes and is a considerable local employer. The Town Clerk was instructed to raise these concerns with the IW Council's Planning Department. The IW Council have responded by saying that they are in negotiations with the applicant; the Council's Archaeology Officers and Conservation Officers have sought further information about the site. A meeting with the applicant's architect has taken place and he has agreed to provide information shortly, the IW Council will then be able to determine the planning application. It was agreed:

ACTION

The Town Clerk will continue to pursue this matter with the IW Council.

1899 UPDATE REGARDING PLANNING APPLICATION 23/00262/FUL – ROYAL CORINTHIAN YACHT CLUB (MIN NO 1886.2 REFERS)

At the Planning & Licensing Committee meeting on 26 June 2024 Councillors asked the Town Clerk to write to the IW Council's Planning Enforcement Team to ask them to investigate the building height, the noise of the chillers and the visual aspect of the features on the roof as these were not in the original planning application. The IW Council have responded. With regard to the noise issues, Environmental Health were consulted as part of the planning application, however our concerns will be raised with them now that the units have been installed and are operational. Whilst variations from the approved permission (23/00262/FUL) will result in a breach of planning conditions and technical breach of planning control, the Planning Enforcement Team consider it appropriate to wait for the application to be decided before investigating the matter further. It was agreed to follow up when the Planning Application has been decided.

1900 UPDATE REGARDING PLANNING APPLICATION 24/00094/FUL – 31 BATH ROAD

The Town Clerk wrote to the IW Council's Enforcement Team regarding the launderette at 31 Bath Road. The gas pipe and box is now on the front of the building rather than the rear as before the renovation works. Councillors felt that this represents a safety hazard and is not in keeping with the period nature of the building in the conservation area. The IW Council have responded regarding the installation of the gas box and have advised that they are not able to control / enforce against this. It was agreed:

ACTION

The Town Clerk will reply to the IW Council's Planning Enforcement Team (copy to the IW Council's Conservation Officer) to enquire whether they cannot take enforcement action or have chosen not to take enforcement action in this conservation area.

Councillor Barney left the meeting at 7pm.

1901 ISLE OF WIGHT COUNCIL'S ISLAND PLANNING STRATEGY (IPS) REGULATION 19 CONSULTATION

The IW Council has prepared a Regulation 19 Island Planning Strategy (IPS) Consultation which has been published for a period of public representation from 09:00 hours on Monday 8 July 2024 until midnight on Monday 19 August 2024. In view of the size of the document involved it was agreed:

ACTIONS

1. The Town Clerk will re-send the consultation document to all Town Councillors.
2. Councillors are to send any comments to the Town Clerk by the deadline of 5pm on Friday 9 August 2024.
3. The Town Clerk will collate all comments and send to the IW Council by the deadline of 19 August 2024.

1902 LICENSING APPLICATIONS

There were no licensing applications to consider.

1903 UPDATE REGARDING PREMISES LICENCE APPLICATION 24/00707/LAPNEW – PO41 COFFEE HOUSE (MIN NO 1890 REFERS)

At the Planning & Licensing Committee meeting on 26 June 2024 Councillors objected to the supply of alcohol from 07:30 hours and requested that this should be changed to 10:00 hours to fall in line with other local businesses. The IW Council Licensing Team have responded by saying that they cannot accept this as a valid representation as it does not relate to any of the four licensing objectives. There are no 'standard' licensing hours, therefore this objection is irrelevant. However, the applicant has advised that their intention in relation to the sale of alcohol does not extend beyond being able to provide Irish coffee. Councillors were not reassured by the response, it was agreed:

ACTION

The Town Clerk will reply to the IW Council's Licensing Team to advise that Councillors believe this objection meets two of the four Licensing Objectives i.e. Prevention of public nuisance and Protection of children from harm. The license will apply to the provision of all alcohol and not just the serving of Irish coffee. This Coffee shop is situated in a busy part of the town where there are local residents and school children who will be passing by on a daily basis at this early time. The granting of the licence for the time of 07:30 hours could open up the floodgates to other licensed establishments in the town and Cowes Town Council reiterates its objection.

1904 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.15pm.

CHAIRMAN