

## COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Thursday 22 August 2024 at 6.15pm.

**Present:** Councillors Hollis (Chairman), Barney, Sanders, Wardrop & White.

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

### 1905 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brown & Ellis.

### 1906 DECLARATIONS OF INTEREST

No declarations of interest were received.

### 1907 MINUTES

#### RESOLVED

**That the Minutes of the Planning & Licensing Committee meeting held on 17 July 2024 be taken as read, approved as a correct record and signed by the Chairman.**

### 1908 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 objection to the following planning application but makes comment that the proposed extension may overlook neighbouring properties. Cowes Town Council requests that this extension remains part of the existing property and is adapted into a stand-alone property in the future.**

- (i) **Application No:** 24/01078/HOU  
**Location:** 27 Newport Road  
**Proposal:** Proposed two storey extension to form ancillary accommodation.

**2. That Cowes Town Council has no objections to the following planning application.**

- (i) **Application No:** 24/01133/HOU  
**Location:** 74 Place Road  
**Proposal:** Demolition of garage; proposed single storey side extension.

### 1909 PLANNING DECISIONS

To receive the planning decisions as detailed below:

- (i) **Application No:** 24/00780/RVC  
**Location:** 34 Castle Road  
**Proposal:** Variation of condition 2 on 24/00187/HOU to allow for a revised design to balcony and alterations to fenestration on south elevation.  
**Decision:** Planning Permission Granted.

- (ii) **Application No:** 23/00660/FUL  
**Location:** Rashley Supermarket, 130 - 132 Park Road  
**Proposal:** Relocation of existing fan units onto the rear wall elevation.  
**Decision:** Planning Permission Granted.
  
- (iii) **Application No:** 24/00257/HOU  
**Location:** 100 Mill Hill Road  
**Proposal:** Formation of vehicular access.  
**Decision:** Planning Permission Granted.
  
- (iv) **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.  
**Decision:** Planning Permission Granted.
  
- (v) **Application No:** 24/00847/HOU  
**Location:** 11 Bellevue Road  
**Proposal:** Partial demolition of existing extension; proposed two storey and single storey rear extension (Revised plans) (Revised description).  
**Decision:** Planning Permission Granted.

**1910 PLANNING APPEALS**

There were no planning appeals to consider.

**1911 UPDATE REGARDING PLANNING APPLICATION 24/00176/FUL – CLARE LALLOW LTD (MIN NO 1898 REFERS)**

At the Planning & Licensing Committee meetings on 26 June 2024 and 17 July 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 continues to raise these concerns with the IW Council's Planning Department. The IW Council have responded by saying that they are awaiting information from the applicants planning agent. It was agreed:

**ACTION**

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

**1912 UPDATE REGARDING PLANNING APPLICATION 24/00094/FUL – 31 BATH ROAD (MIN NO 1900 REFERS)**

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. The Town Clerk wrote again to the IW Council asking whether the IW Council cannot take enforcement action or have chosen not to take enforcement action in this conservation area. The IW Council have responded that as the installation of the box does not constitute as development, they cannot enforce

against it. A response is still awaited from the IW Council's Conservation Officer. It was agreed:

**ACTION**

The Town Clerk will pursue a response from the IW Council's Conservation Officer.

**1913 ISLE OF WIGHT COUNCIL'S ISLAND PLANNING STRATEGY (IPS) REGULATION 19 CONSULTATION (MIN NO 1901 REFERS).**

Councillors received a copy of the IW Council's Regulation 19 Island Planning Strategy (IPS) Consultation with a deadline for responses by midnight on Monday 19 August 2024. It was agreed that individual responses would be sent to the Town Clerk for collation. The comments raised by Cowes Town Council and sent to the IW Council are:

1. Housing Targets unrealistic and cannot be met. They should be strictly linked to the ability of services available to service them.
2. There is nothing about re-assessing or updating historic and Grade 2 buildings. Numerous buildings on the Island should be listed and are not.
3. The Solent Mitigation Strategy (SRMS) penalises anyone who wishes to make a building more relevant to demand.
4. Agricultural land should be protected to at least grade 4.
5. Agriculture is barely mentioned yet it is an important part of our Industry.
6. East Cowes Business Park was not given Planning Permission for Offices. It was a mitigation for the loss of valuable Marine industry land in East Cowes.
7. The importance of the Marine industry land is undervalued and barely given any protection.
8. On page 159 the protection Marine Waterside Fronts is contradicted by HA120. The planning permission for 500 unwanted flats must be extinct. Marine Industry and housing do not mix. It is ridiculous that this is still taken into consideration as a Housing Facility.
9. HA018 Green Gate Industrial Estate is valuable industrial land with Water Frontage. It is part of the Sam Whites Estate and is valuable for our Marine Industry which does not have enough land to serve what is now a growing, revived Industry in Cowes and East Cowes.

**1914 LICENSING APPLICATIONS**

**(i) Application for a Premises Licence – Lounge, 40 Birmingham Road**

Councillors were asked to consider an application for a premises licence at Lounge, 40 Birmingham Road for a food led café bar. The application is for the supply of alcohol from 10:00 hours to 24:00 hours seven days a week and possible late night refreshments from 23:00 hours to 00:30 hours on nights such as New Year's Eve. The premises would be open to the public from 08:00 hours to 00:30 hours seven days a week. It was:

**RESOLVED**

**That Cowes Town Council makes no comment on this Application for a Premises Licence.**

**1915 UPDATE REGARDING PREMISES LICENCE APPLICATION 24/00707/LAPNEW – PO41 COFFEE HOUSE (MIN NO 1903 REFERS)**

At the Planning & Licensing Committee meeting on 26 June 2024 and 17 July 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. The Town Clerk replied 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.

The IW Council further responded that they have confirmed with the applicant that they will not be selling alcohol on a day to day basis, it will only be used in food and drinks that they may offer "to suit the events that crop up in Cowes or special cakes or desserts" that their kitchen may make from time to time. Therefore, the IW Council's decision to grant the licence stands. It was:

**RESOLVED**

**That Cowes Town Council makes no further comment**

**1916 TREE PRESERVATION ORDERS**

There were no tree preservation orders to consider.

The proceedings terminated at 7.30pm.

**CHAIRMAN**