

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Town Council Office, Northwood House, Cowes on Thursday 12 September 2024 at 6.15pm.

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

In attendance: Kate Scragg, Deputy Town Clerk.

1917 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Barney and White.

1918 DECLARATIONS OF INTEREST

Councillor Dodwell declared a pecuniary interest in Minute No. 1925i. as he is an employee of The Anchor.

Councillor Wardrop declared a non-pecuniary interest in Minute No. 1920ii. As she lives opposite the property submitting the planning application.

1919 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 22 August 2024 be taken as read, approved as a correct record and signed by the Chairman.

1920 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:** 24/01215/CLEUD
Location: 10 Bath Road
Proposal: Lawful Development Certificate for continued use of first and second floors as C3 (residential) and use of ground floor as Class E (office).
 - (ii) **Application No:** 24/01224/HOU
Location: 23 Granville Road
Proposal: Formation of vehicular access and hardstanding.
2. **That Cowes Town Council OBJECTS to the following planning application on the grounds of concerns that the specified affordable housing is actually being built; concerns with certain infrastructure, including the Doctors' Surgery and Schools, being able to cope with the increase in residents; concerns that the sewerage system is near to full capacity, with no evidence of improvement; the development will see the destruction of the use of greenfield land while brownfield land still exists.**

- (i) **Application No:** 23/01337/OUT
Location: Land to the north-west of 75 Place Road
Proposal: Outline application considering access and layout for 31 dwellings (Phase 2) (revised plans and drainage strategy received) (re-advertised application).

1921 PLANNING DECISIONS

To receive the planning decisions as detailed below:

- (i) **Application No:** 24/00469/OUT
Location: Land rear of 37 and 39 Albert Street
Proposal: Outline for proposed detached dwelling.
Decision: Planning Permission Granted.
- (ii) **Application No:** 24/00894/FUL
Location: Cowes Town Central Shopping Arcade, 104 High Street
Proposal: Proposed raised rear seating area.
Decision: Planning Permission Refused.
- (iii) **Application No:** 24/00842/ADV
Location: 9A - 9B The Arcade
Proposal: 2 non-illuminated signs, one on the front elevation and one on the side elevation.
Decision: Planning Permission Granted.
- (iv) **Application No:** 24/00841/FUL
Location: 9A - 9B The Arcade
Proposal: Proposed change of use from shop to nail salon.
Decision: Planning Permission Granted.

1922 PLANNING APPEALS

- (i) **Application No:** 24/00503/ADV **Appeal Reference:** APP/P2114/Z/24/3348162
Location: Cowes Town Central Shopping Arcade, 104 High Street
Description of development: Free standing non-illuminated sign denoting The Bird Bar.

1923 UPDATE REGARDING PLANNING APPLICATION 24/00176/FUL – CLARE LALLOW LTD (MIN NO 1911 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.

1924 UPDATE REGARDING PLANNING APPLICATION 24/00094/FUL – 31 BATH ROAD (MIN NO 1912 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.

1925 LICENSING APPLICATIONS

Councillor Dodwell left the meeting for the discussion on the following item.

(i) Application for a Pavement Licence – The Anchor, High Street

Councillors were asked to consider an application for a Pavement Licence to place tables and chairs outside of the premises from 11:00 hours to 24:00 hours seven days a week. It was:

RESOLVED

That Cowes Town Council has no objection to this Application for a Pavement Licence.

Councillor Dodwell returned to the meeting.

(ii) Application for a Pavement Licence – Heron, 46-47 High Street

Councillors were asked to consider an application for a Pavement Licence to place wood patio furniture outside of the premises from 10:00 hours to 23:00 hours seven days a week. It was:

RESOLVED

That Cowes Town Council has no objection to this Application for a Pavement Licence.

(iii) Application for a Pavement Licence – Salt, 90 High Street

Councillors were asked to consider an application for a Pavement Licence to place benches and tables outside of the premises from 10:00 hours to 16:00 hours seven days a week. It was:

RESOLVED

That Cowes Town Council has no objection to this Application for a Pavement Licence.

- (iv) **Application for a Premises Licence – Inner Space, Unit 002, 79 Place Road**
Councillors were asked to consider a premises licence for Unit 002 at Inner Space for the purpose of storing alcohol for a delivery based business; customers cannot go to the premises; sales will be made online. The business will operate from 19:00 hours to 07:00 hours seven days a week. It was:

RESOLVED

That Cowes Town Council has no objection to this Application for a Premises Licence.

- (v) **Application for a Pavement Licence – The Garden, 48 – 49 High Street**
Councillors were asked to consider an application for a Pavement Licence to place tables and chairs outside of the premises from 10:00 hours to 22:00 hours seven days a week. It was:

RESOLVED

That Cowes Town Council has no objection to this Application for a Pavement Licence.

1926 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.01pm.

CHAIRMAN