

## COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Library, Northwood House, Cowes on Thursday 9 January 2025 at 6.15pm.

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

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

In the absence of the Chairman, Councillor Sanders was elected as Chairman for the meeting.

### **1972 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Barney, Hollis & White.

### **1973 DECLARATIONS OF INTEREST**

No declarations of interest were received.

### **1974 MINUTES**

#### **RESOLVED**

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

### **1975 PLANNING APPLICATIONS**

The Locum Town Clerk submitted details of the planning applications received and following Committee's consideration it was:

#### **RESOLVED**

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

- (i) **Application No:** 24/01780/HOU  
**Location:** 27 Newport Road  
**Proposal:** Proposed single storey extension.

**2. That Cowes Town Council has no objections to the following planning application but requests information about the materials being used for the cladding and the colour:**

- (ii) **Application No:** 24/01859/HOU  
**Location:** The Spinney, Baring Road  
**Proposal:** Replacement raised roof to create additional living accommodation; alterations to bay window; addition of solar panels; proposed cladding.

## **1976 PLANNING DECISIONS**

To receive the planning decisions as detailed below:

- (i) Application No:** 24/01596/LBC  
**Location:** Northwood House, Ward Avenue  
**Proposal:** Listed Building Consent for proposed internal alterations to the existing house to improve wc and catering facilities; Proposed external down pipe to replace damaged internal pipe causing water ingress.  
**Decision:** Planning Permission Granted.
- (ii) Application No:** 24/01420/HOU  
**Location:** 10 Debourne Manor Drive  
**Proposal:** Retention of garden shed, log store and entrance gates  
**Decision: Split Decision.**  
Planning Permission Granted: Retention of garden shed and log store.  
Planning Permission Refused: Retention of entrance gates.

## **1977 PLANNING APPEALS**

There were no planning appeals to consider.

## **1978 IW COUNCIL PLANNING DEPARTMENT'S RESPONSE REGARDING LAWFUL DEVELOPMENT CERTIFICATES (MIN NO 1958 REFERS)**

The Locum Town Clerk was asked to enquire of the IW Council's Planning Department why Lawful Development Certificates (LDCs) were not put before the Town Council for consideration. The IW Council responded by saying that the decision to grant LDCs is based on whether the proposals comply with Town and Country Planning, General Permitted Development Order in terms of being permitted development or not and are therefore not advertised in the same way that a planning application is advertised. After a discussion, it was agreed:

### **ACTION**

The Locum Town Clerk will ask the IW Council's Planning Department how they decide what constitutes a LDC and should the Town Council not be informed before any decision is made.

## **1979 ISLE OF WIGHT LOCAL PLAN EXAMINATION HEARING DATES**

Councillors were advised that Inspectors have been appointed to inspect the Isle of Wight Local Plan, the Island Strategy. The hearing sessions have been arranged over a three week period starting on Tuesday 25 February 2025 and being held in the Isle of Wight Council Chamber, County Hall. All documents and a draft programme can be viewed on the Isle of Wight Council's website page 'Island Planning Strategy'. If anyone wishes to attend any of the hearings, and exercise their right to be heard, they should notify the Inspectors in writing by the deadline of 5pm on Monday 13 January, indicating the appropriate matter and hearing session.

## **1980 IW COUNCIL'S LOCAL LIST (VALIDATION OR 1APP) REQUIREMENTS CONSULTATION**

The IW Council are required to review its list of local requirements for the validation of all planning related applications on a regular basis; the list was last reviewed in 2019. Since that time there have been a number of changes to planning related legislation which require further information to be supplied in support of

applications. The most notable change in the last year being the requirement for some developments to deliver Biodiversity Net Gain (BNG). The consultation runs from 10 December 2024 until 1 March 2025.

**1981 LICENSING APPLICATIONS**

There were no licensing applications to consider.

**1982 TREE PRESERVATION ORDERS**

There were no tree preservation orders to consider.

The proceedings terminated at 6.37pm.

**CHAIRMAN**