

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Dining Room, Northwood House, Cowes on Wednesday 21 May 2025 at 6.15pm.

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

In attendance: Debbie Faulkner, Town Clerk.

2020 ELECTION OF A CHAIRMAN FOR THE PLANNING & LICENSING COMMITTEE

Councillor Hollis was proposed as Chairman by Councillor Wardrop and seconded by Councillor Sanders. Following a show of hands it was:

RESOLVED

That Councillor Hollis be appointed as Chairman of the Planning & Licensing Committee for the Municipal Year 2025 / 2026.

2021 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ellis, Nicholson & Peacey Wilcox.

2022 DECLARATIONS OF INTEREST

No declarations of interest were received.

2023 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 30 April 2025 be taken as read, approved as a correct record and signed by the Chairman.

2024 PLANNING APPLICATIONS

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

RESOLVED

That Cowes Town Council OBJECTS to the following planning applications on the grounds given:

- (i) Application No: 24/01628/FUL**
Location: Land Adjacent 11 Moorgreen Road
Proposal: Demolition of garage; proposed semi-detached dwelling (revised scheme).

Cowes Town Council STRONGLY OBJECTS to this planning application as it fails DM2 of the Island Plan. No 11 Moorgreen Road was built as a stand-alone property; the implications of building directly on to No 11 could result in potential noise issues; the proximity of the proposed build is unreasonable. No 13 Moorgreen Road will also suffer from loss of light as their windows face the area of the proposed build. There will also be a loss of parking spaces for houses in Albert Street.

- (ii) **Application No:** 25/00491/FUL
Location: Cowes Town Central Shopping Arcade 104 High Street
Proposal: Proposed raised rear seating area.

Councillor White supported the proposal, however after a vote was taken it was:

RESOLVED

That Cowes Town Council OBJECTS to this proposal on the grounds that the footprint is too restricted therefore it forces the seating area to be raised up with a potential for noise and nuisance and could be overbearing and out of character for those wanting to enjoy visiting the harbour.

2025 PLANNING DECISIONS

To receive the planning decisions as detailed below:

- (i) **Application No:** 25/00306/HOU
Location: 10 Debourne Manor Drive
Proposal: Proposed entrance gates (revised description).
Decision: Planning Permission Granted.
- (ii) **Application No:** 25/00243/RES
Location: Land rear of 37 and 39 Albert Street
Proposal: Approval of reserved matters on 24/00469/OUT.
Decision: Planning Permission Granted.
- (iii) **Application No:** 25/00402/CLPUD
Location: 20 Highfield Road
Proposal: Lawful Development Certificate for demolition of existing garage; proposed outbuilding 29/04/2025.
Decision: Planning Permission Granted.
- (iv) **Application No:** 25/00335/RVC
Location: Land adjacent to Seaflex, Seaview Road
Proposal: Variation of condition 3 on P/00299/16 to bring it in alignment with The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 relating to Unit 1 Seaway.
Decision: Planning Permission Granted.

2026 PLANNING APPEALS

To receive details of the following planning appeal:

- (i) **Application No:** 23/01804/FUL
Planning Appeal No: APP/P2114/W/24/3355573
Location: 23a Albert Street
Proposal: Continued use of single storey side extension as separate flat and include refurbishment of building.
Decision: Planning Appeal dismissed.

2027 LAND ADJACENT TO 1 WARD COTTAGES, MARKET HILL (MIN NO 2017 REFERS)

Councillors expressed their disappointment that the parcel of land remains overgrown and in a very untidy condition. The Town Clerk wrote to the IW Council to request that they serve a s.215 notice on the owner requiring them to tidy the land. The IW Council have responded to say that the Enforcement Team and Legal Department have reviewed the matter. The Enforcement Team have requested that works to remove all litter and rubble from the site, and the overgrown weeds and brambles, and to dispose of all waste appropriately be completed by 29 April 2025. The Town Clerk has been advised that the site is still untidy, and the IW Council's Planning Enforcement Team will reinspect the site and report back to the Town Council. It was also reported that the protected Holm Oak in the site did not look healthy. It was agreed:

ACTIONS

1. The Town Council will await the outcome of the Enforcement Team inspection and continue to monitor the site.
2. The Town Clerk will ask the local Tree Officer to visit the site to inspect the condition of the Holm Oak.

2028 LICENSING APPLICATIONS

There were no licensing applications to consider.

2029 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.20pm.

CHAIRMAN