

## COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Dining Room, Northwood House, Cowes on Wednesday 30 April 2025 at 6.15pm.

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

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

Prior to the start of the meeting the Chairman thanked the Town Clerk for her hard work in servicing the Committee during the current Municipal year.

### **2011 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Barney, Brown, Dodwell, Nicholson & Sanders.

### **2012 DECLARATIONS OF INTEREST**

No declarations of interest were received.

### **2013 MINUTES**

#### **RESOLVED**

**That the Minutes of the Planning & Licensing Committee meeting held on 10 April 2025 be taken as read, approved as a correct record and signed by the Chairman.**

### **2014 PLANNING APPLICATIONS**

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

#### **RESOLVED**

**That Cowes Town Council supports the following planning applications:**

- (i) Application No:** 25/00284/HOU  
**Location:** 129 Mill Hill Road  
**Proposal:** Proposed replacement of roof structure to lean to sunroom, alterations to conservatory and sunroom.
- (ii) Application No:** 25/00556/RVC  
**Location:** 1 Brambles Lane  
**Proposal:** Variation of condition 2 on 22/00796/HOU to revise design to reduce size of approved footprint and corresponding elevation design.
- (iii) Application No:** 25/00571/HOU  
**Location:** 74 Place Road  
**Proposal:** Demolition of garage; proposed single storey side extension (revised design).

## 2015 PLANNING DECISIONS

To receive the planning decisions as detailed below:

- (i) **Application No:** P/00356/18  
**Location:** Former Somerton Reservoir off Newport Road  
**Proposal:** Demolition of bungalow; proposed residential development comprising 28 dwellings, 3 blocks of flats comprising of 72 units, 1 block of assisted living accommodation comprising of 44 units, 1 staff unit and 1 guest unit (total of 146 units); associated parking; new vehicular access and landscaping.  
**Decision:** Planning Permission Granted.
- (ii) **Application No:** 23/00849/FUL  
**Location:** Land Adjacent Harry Cheek Gardens and rear 31 To 61 Pallance Road  
**Proposal:** Residential development comprising of 27 dwellings with access from Harry Cheek Gardens (Amended plans to include: revised public right of way link and site plan).  
**Decision:** Planning Permission Granted.
- (iii) **Application No:** 20/00882/FUL  
**Location:** Painters Arms, 51 Cross Street  
**Proposal:** Proposed siting and use of converted horse box as catering facility within beer garden.  
**Decision:** Planning Permission Granted.
- (iv) **Application No:** 25/00115/RVC  
**Location:** Land at and rear of 86 Victoria Road  
**Proposal:** Variation of condition 2 on 22/01818/FUL to allow alterations to include addition of solar PV panels to roof, fenestration changes and occupation of basement storey.  
**Decision:** Planning Permission Granted.
- (v) **Application No:** 25/00255/HOU  
**Location:** 38 Gordon Road  
**Proposal:** Proposed raising of eaves and ridge height to rear of dwelling to include new dormer windows on right- and left-hand elevations.  
**Decision Date:** Planning Permission Refused.
- (vi) **Application No:** 25/00302/HOU  
**Location:** 17 Ward Avenue  
**Proposal:** Demolition of conservatory and extension; proposed single storey rear extension.  
**Decision:** Planning Permission Granted.
- (vii) **Application No:** 25/00287/HOU  
**Location:** 93 Park Road  
**Proposal:** Single storey, side/rear extension.  
**Decision:** Planning Permission Granted.

**2016 PLANNING APPEALS**

There were no planning appeals to consider.

**2017 LAND ADJACENT TO 1 WARD COTTAGES, MARKET HILL (MIN NO 2007 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 by 29 April 2025. The site will be reinspected and if the condition of the site worsens, they will reassess whether to issue a s.215 notice. It was agreed:

**ACTION**

The Town Council will continue to monitor the site and report any further problems to the IW Council.

**2018 LICENSING APPLICATIONS**

There were no licensing applications to consider.

**2019 TREE PRESERVATION ORDERS**

There were no tree preservation orders to consider.

The proceedings terminated at 6.31pm.

**CHAIRMAN**