

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Crush Hall, Northwood House, Cowes on Wednesday 10 December 2025 at 6.15pm.

Present: Councillors Hollis (Chairman), Dodwell (6.22pm), Ellis and Nicholson.

In attendance: Kate Scragg, Deputy Town Clerk; nine members of the public.

2082 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Peacey Wilcox, Wardrop and White.

2083 DECLARATIONS OF INTEREST

No declarations of interest were received.

2084 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 12 November 2025 be taken as read, approved as a correct record and signed by the Chairman.

2085 PLANNING APPLICATIONS

The Deputy Town Clerk submitted details of the planning applications received. Members of the public present expressed their objections and concerns to the proposed planning applications relating to the Land Adjacent Esplanade Garage Fronting Three Gates Road, Northwood.

Following Committee's consideration it was:

RESOLVED

- 1. That Cowes Town Council has no objections to the following planning application:**
 - (i) Application No:** 25/01397/HOU
Location: 64 Place Road
Proposal: Proposed carport; proposed porch; extension to driveway.
- 2. That Cowes Town Council has no objections to the following planning application, provided the concerns of the neighbouring property at 1 Blackberry Lane are taken into consideration:**
 - (i) Application No:** 25/01246/FUL
Location: Parklands, Park Road
Proposal: Proposed extensions to Alzheimers Cafe and retention of two art buildings (revised description) (readvertised application).

3. That Cowes Town Council **STRONGLY OBJECTS** to the following planning applications on the grounds that the proposals are particularly detrimental to the residential setting of this part of Three Gates Road due to their positioning, size, design and illumination. They are out of character and keeping with this part of Three Gates Road, being a strictly residential area. The design and illumination would be particularly harmful both visually, cause considerable light pollution and destroy the outlook of the opposite residences. At the same time, they would destroy the Existing Settlement Identity.

The proposal would also be detrimental to the setting of the row of Locally Listed Cottages directly opposite the application site, destroying the character and appearance of the area:

- (i) **Application No:** 25/01648/ADV
Location: Land Adjacent Esplanade Garage Fronting Three Gates Road, Northwood
Proposal: Internally illuminated freestanding totem sign.
- (ii) **Application No:** 25/01649/ADV
Location: Land Adjacent Esplanade Garage Fronting Three Gates Road, Northwood
Proposal: Internally illuminated signage comprising: 4 fascia signs; 3 booth lettering signs; 1 digital booth screen and 4 yellow soffit lights.
- (iii) **Application No:** 25/01650/ADV
Location: Land Adjacent Esplanade Garage Fronting Three Gates Road, Northwood
Proposal: 4 internally illuminated menu board signs; 1 banner sign; 18 dot signs comprising 3 accessible bays, 2 parked order bays, 4 litter, 2 no entry, 2 pedestrian crossing, 2 give way, 1 speed limit 10MPH, 1 look Left and 1 Look Right signs.

4. That Cowes Town Council **OBJECTS** to the following planning application on the grounds of DM11: Heritage and noise – the structure would be a noticeable addition within a conservation area; the location is next to a listed building; the usage of the outdoor terrace would impact on the neighbouring properties by way of increased noise disturbance and loss of privacy:

- (i) **Application No:** 25/01681/FUL
Location: Union Inn, Watch House Lane
Proposal: Proposed roof top terrace with enclosed staircase and pergola.

Councillor Ellis left the meeting at 6.43pm.

2086 PLANNING DECISIONS

To receive the planning decisions as detailed below:

- (iv) Application No:** 25/01411/HOU
Location: 110 Baring Road
Proposal: Proposed dormer on front elevation.
Decision: Planning Permission Granted.
- (v) Application No:** 25/01390/HOU
Location: 11 Mill Hill Road
Proposal: Alterations to vehicular access to include extension to driveway and dropped kerb.
Decision: Planning Permission Granted.

2087 PLANNING APPEALS

There were no planning appeals to consider.

2088 LICENSING APPLICATIONS

The Deputy Town Clerk submitted details of the Application for a Premises Licence and following Committee's consideration it was:

RESOLVED

That Cowes Town Council has no objections to the following Premises Licence application:

- (i) Jack Thompson Store, 9 High Street**

2089 IW COUNCIL SPECIAL TREATMENTS POLICY REVIEW CONSULTATION

Councillors considered the IW Council's Special Treatments Policy, which sets out the IW Council's approach to regulating certain beauty and cosmetic procedures and ensuring that practitioners and premises meet strict standards for hygiene and competence. It was:

RESOLVED

That Cowes Town Council supports the tightening of regulations.

2090 IW COUNCIL DRAFT ISLAND PLANNING STRATEGY CONSULTATION

Public consultation on the draft Island Planning Strategy would run from Monday 1 December 2025 to 12 January 2026. Councillors were invited to comment on the proposed changes and submit a response from Cowes Town Council. It was agreed:

ACTION

The Chairman of the Planning and Licensing Committee will produce a response for Councillors' consideration.

2091 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.06pm.

CHAIRMAN