

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Dining Room, Northwood House, Cowes on Wednesday 14 January 2026 at 6.15pm.

Present: Councillors Hollis (Chairman), Ellis, Nicholson and Wardrop.

In attendance: Patrick Jolin, Town Clerk; Kate Scragg, Deputy Town Clerk; twenty-two members of the public.

2092 APOLOGIES FOR ABSENCE

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

2093 DECLARATIONS OF INTEREST

A written request for dispensation was received, and granted, from Councillor Hollis in respect of Premises Licence Variation, Application Reference 25/01609/LAPVAR as he is a near neighbour of the premises. Min. No. 2098 refers.

2094 MINUTES

RESOLVED

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

2095 PLANNING APPLICATIONS

The Town Clerk submitted details of the planning applications received. Members of the public present expressed their objections and concerns to the proposed planning application 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:** 25/01796/3MPA
Location: Chip Ahoy, 36 Victoria Road
Proposal: Prior approval for change of use from chip shop to a single dwelling

2. That Cowes Town Council STRONGLY OBJECTS to the following planning application on the grounds that:

- It fails SP1 as it is contrary to the policy by failing to enhance the character and context of the settlement area on the other side of the road.
- It fails DM2 as it fails to provide an attractive environment with a sense of place. It fails to integrate with the concept of an attractive setting that integrates with its surroundings.
- The application fails DM9 in that proposals for A5 and A3 hot food takeaway and restaurant will only be permitted where it can demonstrate that individually and cumulatively the development would have no significant or adverse impact on the retail function, character or viability of the Town Centre. One Cowes Town High Street food business is already closing because of this application.
- The proposal also fails to complement the character of the surrounding area.
- It fails DM11.7.179 The heritage asset (locally listed cottages) are given protection, have no fixed boundary and embrace all the surroundings from which the asset can be appreciated or that can be experienced from the asset and para 7.186 protecting the spaces surrounding these assets including the streetscape. The insensitive development of land surrounding a heritage asset can have negative consequences including loss of local identity. The Council will not support proposals which result in such a negative impact upon the built and historic environment.
- It should be noted that all fast-food outlets such as this application produce smell and odour. The prevailing wind is Southwest and nearby residents would be downwind of the application site thus receiving unacceptable disproportionate volume of smell and odours from the proposal.
- Inevitably there would be an introduction of litter and discarded food waste which would in turn become a feeding ground for rats by this residential area.
- Should this application go to the Committee, then Cowes Town Council wish to speak at the Committee Meeting:

(i) Application No: 25/01634/FUL

Location: Land Adjacent Esplanade Garage Fronting Three Gates Road

Proposal: Proposed freestanding restaurant/takeaway with drive thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD)

2096 PLANNING DECISIONS

To receive the planning decisions as detailed below:

(i) Application No: 25/01470/RVC

Location: 110A High Street

Proposal: Variation of condition 2 on 23/00733/HOU to allow addition of two fixed rooflights within the flat roof

Decision: Planning Permission Granted.

(ii) **Application No:** 25/01491/HOU

Location: 36 Alexandra Road

Proposal: Alterations to access comprising replacement external steps with stairlift, handrails/guarding and access path

Decision: Planning Permission Granted.

(iii) **Application No:** 25/01454/HOU

Location: 224 Park Road

Proposal: Demolition of rear single storey extension and conservatory; proposed single storey rear extension; alterations to fenestration to include new door on side elevation

Decision: Planning Permission Granted.

(iv) **Application No:** 25/01507/RVC

Location: 41 Baring Road

Proposal: Variation of condition 2 on 21/00842/FUL to allow amendments to include adjustments to window size and positions, inclusion of sections of solid wall beside glazed areas, increase in parapet height and addition of rooflights

Decision: Planning Permission Granted.

2097 PLANNING APPEALS

To receive details of the following planning appeal:

(i) **Application Reference:** 25/00491/FUL **Appeal Reference:** 6002661

Location: Cowes Town Central Shopping Arcade, 104 High Street

Description of development: Proposed raised rear seating area

2098 LICENSING APPLICATIONS

The Town Clerk submitted details of the Application for a Premises Licence Variation (Premises Licence Variation - Application Reference: 25/01609/LAPVAR; Premises: Northwood House, Ward Avenue).

During the meeting, a large number of attending residents local to Northwood House and the surrounding area made it clear in their representations to the Committee that their personal experiences with existing event management at Northwood House failed to acknowledge or consider in any meaningful manner the impact to them.

The following is a summary of verbal comments made by some of the attending public:

- Things are unacceptable and intolerable and show serious event management failures

- Excessive noise during events due to live music stage positioning
- Noise so strong that radiators vibrate, windows rattle and excessive bass noise is heard inside my house
- Excessive uncontrollable increase in noise volume after events as attendees leave, sometimes going on for 2-hours plus after a midnight event finish time
- Sleep disturbance for both adults and children during late night events
- No CCTV coverage or additional post-event security in the immediate area surrounding the venue so allowing for significant anti-social behaviour to go unchecked. This includes drug use and selling, fighting, littering, public urination and vomiting in private gardens, public roadways and local children's facilities
- Scooters scattered over the road in Ward Avenue after events
- Tennis courts used for fireworks. Fireworks and display cannons being discharged late into the night with no warning to residents local to the venue to allow them to secure their pets resulting in dogs being scared witless
- A complete lack of liaison, communication and interaction between Northwood House and residents local to the venue
- Complaints go unheeded
- Effects on local B&B businesses whose guests have been disturbed and subsequently have not re-booked
- Unbearable volume due to proximity of the outside stage to houses some 30m away
- Post event rubbish uncleared
- Noise from the outside bar
- Not possible to control the noise and behaviour of the attendees
- Anti-social behaviour from drunk attendees going home
- Drunk attendees using the children's swings in the park in the early evening and disturbing near neighbours in Church Road

It was considered that the verbal representations made demonstrated failure of all criteria for refusing any extension of the license applied for, namely Crime and Disorder, Public Safety, Public Nuisance and harm to children through sleep disturbance.

It was also considered that the existing license needs amending. It was noted that during Cowes Week, the hours of operation on the Parade are restricted to 11:00PM to protect local residents.

As such, the public opinion expressed at the meeting indicated that any extension to the current licensing hours would only add to the time these disturbances and issues occur.

Councillors were sympathetic to the issues raised and following the Committee's consideration it was:

RESOLVED

That Cowes Town Council STRONGLY OBJECTS to the following Licensing Application:

- (i) Permits Licence Variation - Application Reference: 25/01609/LAPVAR
Premises: Northwood House, Ward Avenue**

2099 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7:29pm.

CHAIRMAN