

COWES TOWN COUNCIL

Minutes of the Planning & Licensing Committee Meeting held in the Drawing Room, Northwood House, Cowes on Wednesday 04 February 2026 at 6.15pm.

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

In attendance: Patrick Jolin, Town Clerk; Kate Scragg, Deputy Town Clerk.

2100 APOLOGIES FOR ABSENCE

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

2101 DECLARATIONS OF INTEREST

No declarations of interest were received.

2102 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 14 January 2026 be taken as read, approved as a correct record and signed by the Chairman.

2103 PLANNING APPLICATIONS

The Town Clerk submitted details of the planning applications received.

Following Committee's consideration it was:

RESOLVED

1. **That Cowes Town Council has NO OBJECTIONS to the following planning applications:**
 - (i) **Application No:** 25/01397/HOU
Location: 64 Place Road Cowes Isle of Wight PO31 7UE
Proposal: Proposed carport; proposed porch; extension to driveway (revised plans, additional elevations).
 - (ii) **Application No:** 25/01766/FUL
Location: Car Park Public Convenience Park Road Cowes Isle of Wight PO31 7LT
Proposal: Proposed single storey side extension; changes to fenestration; decking area, roof alterations.

- (iii) **Application No:** 26/00004/HOU
Location: 10 Ward Avenue Cowes Isle of Wight PO31 8AY
Proposal: Demolition of conservatory and removal of dormer window; proposed two storey front extension and single storey rear extension; replacement raised roof to include new dormer on side elevation; alterations to include cladding.

2. **That Cowes Town Council OBJECTS to the following planning application on the grounds that it fails DM11 of the Island Plan. Historic buildings should not use inappropriate materials during renovations as this leads to the loss of heritage links, specifically the use of uPVC when replacing windows and doors:**

- (i) **Application No:** 25/01770/HOU
Location: 27 Castle Road Cowes Isle of Wight PO31 7QZ
Proposal: Proposed reinstatement of side elevation window; replacement windows and French doors; alterations and extension to garage.

3. **That Cowes Town Council OBJECTS to the following planning application on the grounds that it fails DM2 of the Island Plan. Inappropriate design and use of materials that are not in keeping with the current building structure do not maintain or enhance the character of prominently positioned buildings in conservation areas:**

- (i) **Application No:** 25/01834/HOU
Location: Yeomans 4 Queens Road Cowes Isle of Wight PO31 8BQ
Proposal: Proposed external lift shaft.

2101 PLANNING DECISIONS

To receive the planning decisions as detailed below:

1. **Application No:** 25/01013/FUL
Location: Land Adjacent 20 And 27 Westwood Close Cowes Isle of Wight PO31
Proposal: Proposed development of 6 dwellings; creation of additional parking (additional information relating to ecology and biodiversity net gain)
Decision: Planning Permission Granted.

2102 PLANNING APPEALS

The Town Clerk submitted details of the planning appeal received.

Following Committee's consideration it was:

RESOLVED

That Cowes Town Council **STILL STRONGLY OBJECTS** to the following planning appeal on the same grounds originally stated i.e. that 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:

- (i) **Application Reference:** 24/01628/FUL **Appeal Reference:** 25/00046/REF
Location: Land Adjacent 11 Moorgreen Road, Cowes, Isle of Wight
Description of development: Demolition of garage; proposed semi-detached dwelling (revised scheme)

2103 LICENSING APPLICATIONS

There were no licensing applications to consider.

2104 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 6.41pm.

CHAIRMAN