

COWES TOWN COUNCIL

Minutes of the **Planning & Licensing Committee Meeting** held at Building 41, Newport Road, Cowes on **Wednesday 22 April 2026** at 6.15pm.

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

In attendance: Patrick Jolin (Town Clerk).

2128 APOLOGIES FOR ABSENCE

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

2129 DECLARATIONS OF INTEREST

Councillor Hollis (who lives in the vicinity of the premises referenced in Minute 2131-2i) and Councillor Wardrop (who lives in the vicinity of the premises referenced in Minute 2134) declared non-pecuniary interests in the Minute items shown.

2130 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 01 April 2026 be taken as read, approved as a correct record and signed by the Chairman.

2131 PLANNING APPLICATIONS

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

RESOLVED

1. That Cowes Town Council has **NO OBJECTIONS to the following planning applications:**

(i) Application No: 25/01439/FUL

Location: Spinlock 41 Birmingham Road Cowes Isle Of Wight PO31 7BH

Proposal: Proposed change of use from office to a single dwellinghouse with alterations including replacement of sky lounge; roof terrace; balustrading; alterations to fenestration; new porch (Revised description) (readvertised application).

(ii) Application No: 26/00308/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 (revised description) (Revised plans showing full extent of proposed decked area) (readvertised application).

(iii) **Application No: 26/00427/HOU**

Location: 63 Gordon Road Cowes Isle Of Wight PO31 7SL

Proposal: Demolition of rear extension; Proposed single storey rear and side extension; creation of patio area and relocation of external steps.

2. That Cowes Town Council **OBJECTS** to the following planning application on the grounds that it fails DM2 of the Island Plan, namely that the 4th floor of the application, due to height and brutality on the skyline, sits uncomfortably in its setting, is out of balance with surroundings and fails to respect the character of the Conservation Area, thus failing to protect, conserve or enhance the existing environment. It also destroys the enjoyed outlook from neighbouring dwellings and environs:

(i) **Application No: 26/00361/HOU**

Location: 21 Castle Road Cowes Isle Of Wight PO31 7QZ

Proposal: Proposed alterations and extension at first floor level to create new second floor accommodation and new roof terrace; alterations to garage roof; new exterior materials/finishes.

2132 PLANNING DECISIONS

To receive planning decisions as detailed below:

(i) **Application No: 26/00131/HOU**

Location: 1 Castle View Castle Road Cowes Isle Of Wight PO31 7QZ

Proposal: Proposed alterations to include replacement balconies, replacement windows, new roof light, new side terrace with pergola and associated landscaping; new roof mounted solar panels

Decision: Granted

(ii) **Application No: 26/00207/HOU**

Location: The Studio Trinity Church Lane Cowes Isle Of Wight PO31 8BG

Proposal: Proposed external alterations to include cladding of all elevations

Decision: Granted

2133 PLANNING APPEALS

There were no planning appeals to consider.

2134 LICENSING DECISIONS

The Town Clerk submitted details of the IWC licensing decision and proposed IWC Licensing committee meeting received for The Bath House, Car Park (Former Public Convenience), Park Road, Cowes, Isle of Wight, PO31 7LT. Following the Committee's consideration, the following **ACTION** was agreed:

1. That the meeting Chair would attend on behalf of Cowes Town Council the IWC Licensing committee meeting scheduled to discuss The Bath House license application.

2135 THE CUT IWC S115 NOTICE

The Town Clerk submitted details of the IWC S115 notice received for The Cut giving details of the IWC intention to place a white painted parking bay at The Cut for the use of rental e-scooter and e-bike parking as currently operated by the company Voi and as part of a scheme to provide e-scooters and e-bikes for hire by members of the public. Following the Committee's consideration, the following **ACTION** was agreed:

1. That the Town Clerk would write to the IWC Highways and Transport department to register a protest to the proposal and based on:
 - The proposal is not conducive with the current CTC cycling access policy for the High Street.
 - There is an IWC controlled car park in the immediate vicinity of the proposed location and that would be more suited to the proposed use.
 - The proposed location is directly next to the access door into a disabled Changing Pod and toilet facility giving rise to the risk of access to these facilities being blocked through incorrectly or inconsiderately placed bicycles and e-scooters.
 - The proposed location is also directly next to the Cowes Town living wall giving rise to the risk of damage to the plants and planting equipment through incorrectly or inconsiderately placed bicycles and e-scooters.

2136 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 6.42 pm.

CHAIRMAN