

COWES TOWN COUNCIL

Minutes of the **Planning & Licensing Committee Meeting** held in the Drawing Room, Northwood House, Cowes on **Wednesday 13 May 2026** at 6.15pm.

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

In attendance: Patrick Jolin (Town Clerk) and 4 members of the public.

2137 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Dodwell and Nicholson.

2138 DECLARATIONS OF INTEREST

No declarations of interest were received.

2139 MINUTES

RESOLVED

That the Minutes of the Planning & Licensing Committee meeting held on 22 April 2026 be taken as read, approved as a correct record and signed by the Chairman.

2140 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 **STRONGLY SUPPORTS AND HAS NO OBJECTIONS to the following planning application:**

(i) Application No: 26/00391/FUL

Location: 6 High Street Cowes Isle of Wight PO31 7SB

Proposal: Proposed alterations in connection with the new use of the premises as a Banking Hub to include new shopfront moving door forward to align with windows, external ATM and replacement condensers on roof.

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

(i) Application No: 26/00392/ADV

Location: 6 High Street Cowes Isle of Wight PO31 7SB

Proposal: Externally illuminated fascia sign; externally illuminated heritage projecting sign; internally illuminated directory of services and bank availability poster; internally illuminated marketing poster; a community and ownership message, advertisement above the ATM and on the entrance door a DDA sign, CCTV sign and opening hours sign.

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

- 4 attending residents local to the Land Adjacent Esplanade Garage Fronting, Three Gates Road, Northwood and the surrounding area made representations to the Committee of their personal concerns to this application.
- Cowes Town Council maintains their strong objection for the already stated and submitted reasons and added to which:
 - In the light of ongoing economic difficulties in the Hospitality industry DM9 becomes even more relevant regarding the Applications effect on the future viability of Cowes High Street and further afield. One establishment has already closed due to the threat of this application and for many, to lose any of their Burger Trade would be enough to tip them into unprofitability and closure.
 - The threat from rat infestation is well documented at other McDonalds Drive Thru's/Restaurants around the country and is a much more serious problem than first envisaged, particularly in the light of the rapidly spreading Hantavirus, carried and spread by rats. Hantavirus airborne particles come from contaminated rat urine or droppings.
 - In this location, the ideal for rat infestation is in part in existence. Long grass, rarely disturbed water from the water table. Add a catering operation that operates with much of its sales being taken outside and of which a percentage will just be discarded or dropped and not put in the bins provided.
 - The Committee also noted that recent submissions did not mitigate previous concerns and that submitted street scene photographs and montages gave a false impression as to the true scale and effect of the application.
 - The ecology mitigation was seen to be woefully inadequate and exaggerated.
 - How the standard quoted employment figures of 120 jobs is calculated is misleading, failing to consider consequential job losses from one of the 40 hospitality establishments in the Cowes area, many of whom are already struggling economically and could fail should this application go ahead.
 - It was also brought to the Committee's attention the high volume of increased vehicle movements, up to 1500 per day adding to pollution and contrary to the Councils policy of encouraging the non-use of cars.
 - It was also noted that the illuminated large sign of 6.5 metres would be rotatable and unacceptable in the street scene contrary to DM2 as there would be the constant light pollution from this industrial proposal, being detrimental to adjacent residential properties.

(i) Application No: 25/01634/FUL

Location: Land Adjacent Esplanade Garage Fronting Three Gates Road
Northwood Isle of Wight

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

2141 PLANNING DECISIONS

To receive planning decisions as detailed below:

(i) Application No: 26/00187/HOU

Location: 100 Baring Road Cowes Isle of Wight PO31 8DW

Proposal: Demolition of conservatory and removal of chimney; proposed single storey rear extension; alterations

Decision: Granted

(ii) Application No: 26/00248/FUL

Location: 12 Magdalen Crescent Cowes Isle of Wight PO31 8EP

Proposal: Proposed outbuilding to form dog grooming studio

Decision: Granted

(iii) Application No: 25/01373/CLPUD

Location: 87 Victoria Road Cowes Isle of Wight PO31 7JL

Proposal: Lawful Development Certificate for proposed single storey extension

Decision: Refused

2142 PLANNING APPEALS

There were no planning appeals to consider.

2143 LICENSING APPLICATIONS

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

RESOLVED

That Cowes Town Council has NO OBJECTIONS to the following licensing application:

(i) Application No: 26/00460/STMOBN

Location: Scarrots Lane Bakery FE19 WVY

Proposal: Street Trading Mobile Consent –Island Wide

2144 TREE PRESERVATION ORDERS

There were no tree preservation orders to consider.

The proceedings terminated at 7.02 pm.

CHAIRMAN