



## EAST COWES TOWN COUNCIL

Town Hall, York Avenue, East Cowes, Isle of Wight, PO32 6RU  
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Minutes of a meeting of the Planning Committee held in the Clerk's Office, Town Hall, East Cowes on Thursday 12<sup>th</sup> March 2020

**Present:** Councillors: Rann (Chair), Webster, Lloyd and Paler

PC9/20 APOLOGIES

Apologies were received from Cllr Walker due to ill health

PC10/20 DECLARATIONS OF INTEREST

2.1 Cllr Lloyd declared a non-pecuniary interest in item 4i as the applicant is known to him

2.2 No written requests for dispensations were received

PC11/20 MINUTES

The minutes of the meeting held on 5<sup>th</sup> February 2020 were approved

**Resolved:** To agree and sign the minutes

PC12/20 PLANNING APPLICATIONS

4.1 Application No: 20/00280/HOU Location: 73 Old Road, East Cowes, Isle of Wight, PO32 6AP

Proposal: Proposed Garage

**Resolved:** The Council objected to this application on the grounds of highway safety to both cars and pedestrians. It also considered it would not fit in with the existing street scene

4.2 Application No: 20/00287/CLEUD Location: 5 York Avenue, East Cowes, Isle of Wight, PO32 6QY  
Proposal: Lawful Development Certificate for continued use as residential dwelling

**Resolved:** The Council objected to this application on the grounds that this is within a designated shopping area and that the Town Council are keen that small commercial properties are preserved. They also considered that it had not been used purely as residential, as stated by the applicant, for the period stated.

4.3 Application No: 20/00152/OUT Location: Land off Millfield Avenue, East Cowes, Isle of Wight  
Proposal: Outline for proposed 25 new dwellings (35% affordable housing), formation of vehicular access, planting and landscaping, public open space, surface water flood mitigation and attenuation and associated ancillary works

**Resolved:** The Town Council objected to this application on the grounds that the highway safety risk is too great to grant this approval. The Council supports Island Roads letter of objection raising concerns on the inadequate access visibility, not within the land ownership of the applicant is an issue. The significant generation of traffic through the junction of Old Road with Millfield Avenue, that is limited in respect to forward visibility when accessing Millfield Avenue from Old Road south is a concern. An added concern is the lack of pedestrian segregation footway, which would cause a serious risk for future occupiers. This is contrary to DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Isle of Wight Core Strategy.

The Council also shares the concern of local residents in respect of the lack of information regarding the school parking for Holy Cross, as this scheme will cause a loss of parking, and could have a great impact on the highway network in terms of increased parking on street. This creates an added risk for vulnerable pedestrians (children). There are concerns about the drainage capability for this development and it was felt that due to the high risk of flooding it would be unsafe to build on this site

- 4.4 Street Trading Application - Local Government (Miscellaneous Provisions) Act 1982 Schedule 4  
Application for: Street Trading Consent - New Mobile Trader for Cowes Fruitful Yogurts, Whole Island

**Resolved:** The council supported this application