

East Cowes and the Red Funnel Appeal

The Red Funnel Appeal against the refusal by the IOW Council to grant planning permission for the redevelopment of the ferry terminal site in East Cowes took place over four days commencing 18 July. The Solent Protection Society had already made written submissions to the Council in relation to the application and our chairman, Bill Pimlott, gave evidence to the Enquiry. He said that the Society would like to reinforce the comments it made to the original application.

These concerned the Outline aspect of part of the application and the potential loss of marine employment facilities.

The Society was conscious that the appeal hinged on marine employment issues and the balance that must be struck between local meaning East Cowes and the Isle of Wight as a whole.

Mr Pimlott urged that the draft South Marine Plan be regarded as a material consideration and this would support the retention of waterside land for marine industry, particularly, the Society believed where deep water access is at a premium.

He suggested that if the inspector was minded to approve the application then conditions under a section 106 or similar should ensure that suitable replacement land and buildings for marine employment are available prior to existing facilities being demolished.

Mr Pimlott also expressed the concern of the Society that if the inspector did approve the application then the outline proposal should not be allowed in its present form with the only thing being agreed being a large all-encompassing envelope for potential development.

Finally Mr Pimlott made the point that Trinity wharf in East Cowes is an important riverside site visually and requires sensitive design and integration into the town and the riverscape. The schematic proposal of Red Funnel showed some promise but the actual outline application did not tie any of that into it.

The Society awaits with interest the outcome of the Appeal, which will not be known for about 10 weeks.

Solent Protection Society

19 June 2017