



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 15th JULY 2013 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Councillors David Moore, Jill Moore, Tim Wakeley (Chairman),
Phil Warren and David Woodward.

In attendance: David Mellor .

111/13 APOLOGIES

Apologies for absence were received from Councillors David Knowles ,
Gary Taylor and David Woodward. Councillor Woodward joined the meeting at
7.35pm.

112/13 MINUTES

The minutes of the meeting held on 24th June were confirmed as accurate and signed
by the Chairman.

113/13 PROGRESS ON ACTION TAKEN

114/13 MEMBERS' QUESTIONS

Councillor Phil Warren asked about the "Blue Sky Workshop" held on 5th July to
discuss the presentation by the Chamber of Commerce Consultants on the latest
stage of the Ryde Masterplan and the Chairman outlined how this was received.

115/13 PLANNING APPLICATIONS

1. P/00741/13 – TCP/31513 – 5, Beech Grove, (N.W.Ward)

Alterations, conversion of garage including new bay window and single storey rear
extension to provide additional living accommodation.

RESOLVED that no objection be raised.

2. P/00766/13 – TCP/17338/J – Land rear of 1 & 2 Upper Highland Road, fronting on to Lower Highland Road (S. Ward)

Demolition of garage; proposed pair of semi detached houses; formation of vehicular access and two parking spaces off Surbiton Grove.

RESOLVED that no objection be raised.

3. P/00588/13 – TCP/31527 – 8, Ampthill Road (N.E. Ward)

Proposed extension at first floor level to enlarge bathroom; alterations and single storey rear/side extension to enlarge kitchen; alterations to section of roof on front elevation.

RESOLVED that no objection be raised.

4. P/00793/13 – TCP/13801/H – 3, St. Johns Hill (E. Ward)

Alterations, single storey rear extension and conversion of dwelling to form 2 self contained living units.

RESOLVED that objection be raised as it is felt that the conversion of the existing lounge which was previously a shop floor into a one bedroom flat will provide inadequately sized accommodation and as such will not be appropriate to its setting and will be contrary to design policy DM2 of the Core Strategy.

5. P/00794/13 – TCP/31289/A – 7, Victoria Crescent (E. Ward)

Alterations, single/two storey rear/side extension to provide additional living accommodation and porch (revised scheme).

RESOLVED that no objection be raised.

6. P/00799/13 – TCP/28011/E – Little Copsefield Drive (N.W. Ward)

Demolition of garage; replacement enlarged garage (revised scheme).

RESOLVED that no objection be raised subject to any comments of the Conservation Officer.

7. P/00813/13 – TCP/18098/D – 19, Albert Street (S. Ward)

Demolition of building; outline for two storey block of four flats with parking and vehicular access.

RESOLVED that no objection be raised.

8. P/00500/13 – TCP/12563/E – F.P. Mellish, 43, High Street (N.E. Ward)

Installation of ATM machine on front elevation.

RESOLVED that no objection be raised subject to the Conservation Officer being satisfied with this proposal.

9. P/00754/13 – TCP/24115/C – Fairways, Quarr Road (Binstead Ward)

Variation of condition no. 2 on P/00817/12 – TCP/24115/B to allow revisions to approved scheme to include increase in height and proposed external swimming pool.

RESOLVED that the Committee is concerned that the proposed relocation of the Pool to the outside of the property could be disruptive to the area by virtue of noise and that to eliminate potential nuisance to neighbours it is recommended that adequate screening be provided. It is felt that the increased height of the roof line will reduce the benefit of the low profile of the building and it is urged that no further variation is agreed to the building, especially to its height.

10. P/00759/13 – TCP/29988/B – Unit 2E Atlantis Court, Nicholson Road. (S. Ward)
Extension to enlarge existing industrial unit.

RESOLVED that this application be welcomed..

11. P/00812/13 – TCP/30722/B – Flat 2, Lainstone Grange, Appley Rise.
(N.E. Ward)

Replacement of window with doors on rear elevation to include proposed external staircase.

RESOLVED that it is felt that this application is similar to previously refused application P/01156/12 to which neighbours had objected on grounds of overlooking. It is considered that this application should be refused for the same reason.

12 P/00850/13 – TCP/29962/D – The Grove, Grove Road.(Haylands Ward)

Variation of condition no. 10 on P/2114/A/10/2141899 which restricts the occupation of the approved dwellings until that part of the service road which provided access to it has been constructed in accordance with submitted details.

RESOLVED that the Committee does not agree with this application and feels that this original condition should remain.

116/13 PLANNING DECISIONS

The Committee received and noted the following planning decisions and the Town Council's comments during the consultation process (*shown in italics*)

1. P/00534/13 – Caledonia, Hope Road

Proposed extension at first floor level to provide additional bedroom'
APPROVED (*TC no objection 14/5/13*)

2. P/00444/13 – 41, Hamilton Road

Demolition of garage; proposed detached house with parking.
REFUSED – contrary to design policy DM2 and adverse affect on 43, Hamilton Road.
(*TC object, against policy DM2, out of character with area, overdevelopment of site and would cause loss of space between 41 & 43 Hamilton Road 14/5/13*)

117/13 DATE and TIME of NEXT MEETING

The next meeting will be held on Tuesday 6th August. However, as Ollie Boulter , the Planning Policy Officer has now agreed to meet the Committee on this date to talk on topics regarding the Ryde Area Action Plan it was agreed that the meeting should commence at 6.30 pm. Representatives from Fishbourne Parish Council will be invited to attend.

The meeting finished at 8.10 pm

Signed Dated