



RYDE TOWN COUNCIL

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22nd May 2013

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE
(Copies to all other members of the Council).

Dear Councillor,

You are hereby requested to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **TUESDAY 28th MAY 2013** at the TOWN COUNCIL OFFICE, 10, LIND STREET RYDE commencing at **7pm.** for the purpose of transacting the business set out in the agenda below.

Yours sincerely,

David Mellor
Ryde Town Council

PUBLIC QUESTION TIME

To receive and consider questions submitted by members of the public (limited to a maximum of 15 minutes)

1. APOLOGIES

To receive apologies for absence. On 14th May the Chairman, Councillor Tim Wakeley and the Vice Chairman, Councillor David Woodward both apologised for absence and the Committee appointed the Deputy Mayor, Councillor David Knowles, to Chair this meeting.

2. DECLARATIONS OF INTEREST

To receive any declarations of pecuniary or non pecuniary interests relating to items on the Agenda..

3. MINUTES

To take as read and confirm as accurate, the minutes of the meeting held on 14th May 2013.

4. PROGRESS ON ACTION TAKEN

Royal York Hotel – The Conservation Officer has been asked to report back on discussions with the Enforcement Team regarding action to improve this building.

5. MEMBERS' QUESTIONS

6. PLANNING APPLICATIONS

1. P/00439/13 – TCP/29949/B – Site of former IW Telecom Sports and Social Club, 63, Park Road (S. Ward)

Proposed residential development comprising three pairs of semi detached houses; a block of three units and a terrace of four houses with parking areas; alterations to form pedestrian accesses and new vehicular access; associated landscaping.

(At its last meeting the Committee agreed to defer consideration of this application to this meeting as it was thought that an objection had been made online to the IWC planning website. An extension of time for comment was requested by the Town Council but the only comments on line were from Southern Water requesting details of surface water disposal and requiring an application for the proposed development to connect with the public sewers. A resident from Seaview had commented on line that he supported the application.)

2. P/00443/13 – LBC/02149/Y – The Wight Rock Bar, The Colonade, Lind Street (N.W. Ward)

LBC for internal alterations; alterations to widen gated entrance onto St Thomas Street.

3. P/00501/13 – A/02616 – F P Mellish, 43, High Street (S. Ward)

Internally illuminated ATM surround signage.

4. P/00547/13 – TCP/07614/G – Two Furlongs, 17, Spencer Road (N.W. Ward)

Replacement of Planning Permissions (P/00310/10 – TCP/07614/F & P/00298/07 – TCP/07614/E for conversion of roof space to provide additional living accommodation to include dormer windows on north and east elevations) in order to extend the time limit for implementation.

5. P/00519/13 – TCP/12235/E – 8, Esplanade (N.W. Ward)

Change of use from retail (Class A1) to ice cream parlour (Class A3)

6. P/00556/13 – TCP/13123/C – 38, Arnold Road (Binstead Ward)

Demolition of shed; outline for detached dwelling with parking; alterations to existing vehicular access and formation of new vehicular access (revised scheme)

In December 2011 the Committee objected to application P/01633/11 for a pair of houses on this site as it would be out of character with other properties in the road and contrary to Policy PPS3. This was refused and an appeal lodged and dismissed

on size, scale and layout as the Inspector felt that development would be acceptable in principle but would have an unacceptable affect on the living conditions of existing and future residents by reason of loss of light and outlook and lack of privacy.

On 5th February the Committee also considered application P/00003/13 for outline consent for one house on this site and objected for the same reasons as before and as it was felt to be an inappropriate development . (Policy PPS3 has been replaced by Core Strategy Policy DM2)

7. P/00563/13 – TCP/31472 – 27, Binstead Lodge Road (Binstead Ward)

Alterations and single storey extension on rear elevation to form w.c. and dining room.

8. P/00571/13 – LBC/23503/P – Ryde Superbowl (formerly L.A. Bowl) The Pavilion, Esplanade (N.E. Ward)

LBC for proposed redecoration of building.

7. PLANNING DECISIONS

To receive and note the following planning decisions and the Town Council's comments during the consultation process (*shown in italics*)

1. P/00320/13 – 19, John Street

Alterations to ground floor in rear courtyard to provide additional accommodation for flat over.

APPROVED (*TC no objection 2/4/13*)

2. P/00352/13 – 25, Riboleau Street

Proposed pair of semi detached houses with parking and access.

APPROVED (*TC no objection 2/4/13*)

3. P/00370/13 – IOW Telecom Sports and Social Club, 63, Park Road

Replacement of planning permission (P/01914/09 – demolition of former club premises; outline for 44 room care home; parking and vehicular access) in order to extend the time limit for implementation.

APPROVED (*TC no objection 15/4/13*)

4. P/00359/13 – Ryde Baptist Church, George Street

Installation of two baby buggy shelters for children's centre.

APPROVED (*TC no objection 15/4/13*)

5. P/00374/13 – 2e Atlantis Court, Nicholson Road

Replacement of planning permission (P/00126/10: proposed industrial unit with parking) in order to extend the time limit for implementation.

APPROVED (*TC support the application 15/4/13*)

6.P/00096/13 – 5, Argyll Place

Alterations, single storey rear extension and conversion of dwelling to form 2 flats.

APPROVED (*TC no objection 18/3/13*)

7. P/00355/13 – 22, Buckland Gardens

Replacement of planning permission (P/01045/10 – Demolition of utility, conservatory and garage; single storey rear extension to provide additional living accommodation to include replacement garage; extension to patio and extension to drive) in order to extend the tie limit for implementation.

APPROVED (*TC no objection 15/4/13*)

8. P/01772/12 – Ryde Mead Lawn Tennis Club, Church Lane

Demolition of clubhouse; proposed replacement clubhouse and decking; retention of equipment store; formation of new pedestrian access and footpath with associated gates and fencing; proposed use of floodlights until 2100 hours on Sundays.

APPROVED (*TC no objection 18/3/13*)

8. PLANNING APPEAL

P/01476/12 – Sans Souci, East Hill Road

The IW Council gave a split decision on this application for the retention and completion of a 2 storey extension and balcony at 1st floor level on the rear elevation of the extension. The extension was agreed and the balcony refused. The Inspector allowed the appeal which only related to the balcony.

9. DATE OF NEXT MEETING

The next meeting will be held on 10th June.

Planning applications will be available for inspection 30 minutes before the meeting and can be viewed on line after www.iwight.com and on to “Residents Services”