



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 5th FEBRUARY 2013 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

Present: Councillors Graham Pearce, Tim Wakeley (Chairman), David Woodward (Mayor) and Tony Zeid.

Also Present: Mr D. Moore, Mrs J. Moore , Mr P. Warren and three other members of the Public.

In attendance: David Mellor .

18/13 APOLOGIES

Apologies for absence were received from Councillors Conrad Gauntlett, David Knowles and Debbie Taylor.

19/13 DECLARATIONS OF INTEREST

Councillor Tony Zeid declared a personal interest in agenda item 6/2 regarding application P/01962/12 for renewal of consent for development to the rear of 119 – 121 High Street, as he lived close to the site.

20/13 PROGRESS ON ACTION TAKEN

Quarr Beach – At the last meeting members were reluctant to accept that nothing could be done to improve the situation and Councillor Gauntlett's suggestion that the legislation relating to "the right to roam" had been followed up. A report would be prepared from information on the internet.

Evening Parking in High Street Precinct – Following the matter of parking on both sides of the High Street Precinct raised at the Town Council Meeting the question had been taken up with the Traffic Section at Highways. They were aware of the situation and felt that all parties should be involved and a meeting set up to discuss this.

21/13 MEMBERS' QUESTIONS

The Mayor asked if any progress had been made to remedy the damage caused by a lorry reversing into the stone pillar at the top end of Church Lane by St Thomas Church ?. The question would be asked to Conservation Officer .

Councillor Pearce asked if the Launderette sited in the corner of the former Babyneeds premises in the High Street was in the position agreed in the Planning Consent ?.

22/13 PLANNING APPLICATIONS

1. P/01957/12 – LBC/03016/Y Lloyds TSB, 35, Union Street (NW. Ward)

LBC for 1 x internally illuminated projecting sign; 2 x internally illuminated fascia signs; 4 x internally illuminated window light strips; window vinyl; wall mounted name plate.

RESOLVED that no objection be raised but concern be expressed at the number of applications for lighting in the retail area and asked for guidance on consideration of future applications with a view to seeking the use of low energy “green” lighting to reduce the carbon footprint.

2. P/01962/12 – TCP/15656/K – Land rear of 119 -121 High Street (W. Ward)

Replacement of planning permission P/01858/09 – TCP/15656/J – Pair of semi detached bungalows (revised plans) in order to extend the time limit for implementation.

RESOLVED that no objection be raised.

3. P/01969/12 – TCP/03009/B – Land adjacent 112, High Park Road (E. Ward)

Demolition of garage, coal bunker and shed; proposed detached dwelling; alterations to vehicular access.

RESOLVED that the views of nearby residents be supported and objection be raised as it is felt that this development would conflict with the open nature of the road and would set a precedent which could lead to a deterioration of the visual amenities of the street scene.

4. P/00003/13 – TCP/13123/B – 38, Arnold Road (Binstead Ward)

Outline for detached dwelling with parking; alterations to existing vehicular access and formation of new vehicular access.

RESOLVED that this proposal is an inappropriate development and that objection be raised for the same reasons as those for the earlier application for a pair of dwellings on the site.

5. P/00019/13 – A/00567/F – New Look, 176, High Street (NW. Ward)

1 x internally illuminated fascia sign; 1 x internally illuminated projecting sign.

RESOLVED that no objection be raised but that concern be expressed at the number of applications for lighting , as mentioned in application 1 above.

6. P/00025/13 – TCP/16050/Y – land adjacent to 27, Salisbury Road (E. Ward)

Replacement of planning permission (P/01744/09 – TCP/16050/X: Detached house with parking; vehicular access) in order to extend the time limit for implementation.

RESOLVED that no objection be raised to this renewal.

23/13 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/01839/12 – 6, Beech Grove – Removal of car port; extension to enlarge garage APPROVED – (*TC no objection 8/1/13*)
2. P/01718/12 – The Lodge, Bullen Road - Two storey side extension to provide additional living accommodation; dormer window on side elevation APPROVED (*TC no objection 10/12/12*)
3. P/01783/12 – Flats 1 to 18, Treefields, Binstead Road – Replacement windows, exterior doors and cladding APPROVED (*TC no objection delegated*)
4. P/01720/12 – 24, Pell Lane – Single storey rear extension to link outbuilding to utility room APPROVED (*TC no objection delegated*)
5. P/01765/12 – Highways Depot, Smallbrook Lane – Single storey office building ; alterations to access and re-modelling of depot/yard area APPROVED (*TC no objection delegated*)
- 6.. P/00813/11 – Bartletts Green Farm, Brading Road – Retention of repair work to raise the height of an agricultural storage building APPROVED (*T.C. objected*)
- The Committee accepted this decision with reluctance

24/13 LICENSING

Street Trading – Kaputino 042067

Mr.J. Bone of Noke Common was registered with the IW Council as a food business. He had applied for a street trading licence to operate Island wide from his VW Van between the hours of 6am and 11pm. to provide coffee, tea , hot and cold drinks, pastries, porridge and soup.

RESOLVED that no objection be raised but it be expected that the applicant would not be trading near to existing establishments selling similar products.

25/13 OUTLINE APPLICATION P/01802/12 FOR PENNYFEATHERS DEVELOPMENT

This application for outline consent for up to 904 dwellings had been received and published for consultation.

It would normally be considered by this Committee on 18th February but because of the public interest in the proposal was felt that a strategy should be agreed for looking at it, including a larger venue for the meeting. The Church Hall in Garfield Hall had been reserved for Monday 18th February and the George Street Centre was available on 21st and 22nd February. Members of the Public were concerned that a later meeting would

not allow time for their comments to be submitted to the Planners before the end of the week.

RESOLVED that the meeting be held in the Church Hall, Garfield Road on 18th February if the George Street Centre was not available. The applicants and the opponents to the scheme would be invited to attend together with representatives of the Environment Agency, Southern Water, Highways and Planning. This meeting would be just for the purpose of considering application P/01802/12 and any urgent matters requiring a comment before the next meeting be dealt with by the Chairman and Clerks under delegated authority.

26/13 CONSERVATION AWARDS – IW SOCIETY

All Town Councillors had been asked which conservation project they might like to see entered in the annual awards scheme of the Isle of Wight Society and the preferences were :- Ryde Pier renovation and Union (Liz Earle)

The meeting concluded at 7.55pm.

Signed

Dated