



## **RYDE TOWN COUNCIL**

### **MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 27<sup>th</sup> AUGUST 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 .

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#### **127/13 APOLOGIES**

Apologies for absence were received from Councillor Gary Taylor.

#### **128/13 MINUTES**

The minutes of the meeting held on 6<sup>th</sup> August were confirmed as accurate and signed by the Chairman.

#### **129/13 PROGRESS ON ACTION TAKEN**

Pillar, Church Lane - The damage to the pillar at Church Lane by St Thomas Church, as reported by Councillor Woodward had been repaired by the IW Council.

Royal York Hotel – News on any progress was awaited following the meeting between the Leader of the IW Council and the Conservation Officer when ways of improving the condition of the building was discussed.

#### **130/13 MEMBERS' QUESTIONS**

After discussion on the dilapidated Royal York Hotel, Councillor Phil Warren mentioned the poor condition of the Vectis Hall , improvements to which had been sought by the Town Council for over 4 years. Councillor Warren suggested the possibility of its use as a community hall and as an art/exhibition showroom. There had been communication problems with the owners and the IWC Conservation Officer would be asked for an update on progress and requested to try to clear the bramble hedge at the hall.

## 131/13 PLANNING APPLICATIONS

### 1. P/00820/13 – TCP/31564 – 46, West Street ( W. Ward)

Demolition of front boundary wall; formation of vehicular access and hardstanding.

**RESOLVED that no objection be made.**

### 2. P/00940/13 - TCP/31559 – 17, Mount Street ( N.W. Ward)

Demolition of garage and single storey extension; single/two storey side/rear extension to provide garage, w.c. and enlarged kitchen/diner at ground floor with additional bedroom and bathroom over.

**RESOLVED that no objection be made.**

### 3. P/00951/13 – TCP/31565 – 9, Fleet Close (Binstead Ward)

Alterations; proposed single storey side extension to provide dining room.

**RESOLVED that no objection be made.**

### 4. P/00967/13 – TCP/31568 – 286, Upton Road (Haylands Ward )

Proposed single storey rear extension to form kitchen.

**RESOLVED that no objection be made.**

### 5. P/00968/13 – LBC/00978/Y & P/00969/13 – A/00260/H – Ryde Castle Hotel, Esplanade. (N.E. Ward)

1 x externally illuminated name sign; 4 x non illuminated signs; 1 x illuminated double sided pictorial sign; 3 x facility signs; 2 x plaques; associated external lighting.

**RESOLVED that the Committee welcomes the improvement and repairs to this important building and looks forward to it being re opened. However, it asks that this application for lighting should result in no nuisance from light spillage to neighbouring properties and asks whether further consideration should be given to requiring the new up-lighting to be turned off at midnight.**

### 6. P/00302/13 – TCP/31577 – The Lawns, 23, Spencer Road (N.W. Ward)

Installation of two lighting columns.

**RESOLVED that no objection be made.**

### 7. P/00553/13 – TCP/08312/J – Ashey Stores, 26, Ashey Road ( Haylands Ward)

Change of use of ground floor to offices and barbers.

**RESOLVED that no objection be made.**

8. P/00664/13 – TCP/21455/E – Land adjacent to Quarrwood, Quarr Hill. (Binstead Ward)

Two detached houses with integral garages.

**RESOLVED** that objection be made to this proposal to renew consent P/01189/10 as the Committee repeats its previous concerns raised against this previous application which could adversely affect protected species and erode precious ancient woodland contrary to policy DM12 (Landscape, Seascape, Bio and Geo diversity )of the Island Plan Core Strategy. It also considers this application to be an overdevelopment of the site in a very sensitive ecological location and contrary to policy DM2 (design quality ) of the Core Strategy.

9. P/00910/13 – LDC/18471/A –The Old Brickfield, off Lower Bettesworth Road (Haylands Ward)

Lawful development certificate for continued use of property as residential.

**RESOLVED** that no comment be made.

10. P/00973/13 – LBC/16235/L – 13, Union Street (N.W. Ward )

1 x non illuminated hanging sign and 3 x non illuminated window acrylics for Solicitor's Practice.

**RESOLVED** that no objection be made.

11. P/00986/13 – TCPL/05194/L & P/00987/13 – LBC/05194/K – 25, Nelson Street (N.E. Ward)

Demolition of rear extension and garage block; alterations; three storey rear extension to provide 3 additional flats.

**RESOLVED** the objection be made to this three storey extension to this grade 2 listed building which is considered to be out of scale as it is felt that the proposal should be in accordance with the advice of the Planning Officer set out in Appendix A of the Design and Access Statement.

Also parking for local residents is administered by the IW Council and the proposal would result in a loss of on street parking spaces for existing residents as demand on current parking for residents would increase.

## 132/13 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/00741/13 – 5, Beech Grove

Alterations, conversion of garage including new bay window and single storey rear extension - APPROVED (*TC no objection 15/7/13*)

2. P/00677/13 – Land rear of 32/33 Union Street with access off Union Road

Demolition of buildings in connection with proposed pair of semi detached houses, two storey building to provide 5 flats with courtyard landscaping.

APPROVED – *(TC no objection 24/6/13 but concern that this will increase use of Union Street by delivery vehicles)*

3. P/00680/13 & P/00681/13 – Kennedy Physiotherapy, 10, Lind Street

Conversion of part of first floor to provide 2 flats.

APPROVED – *(TC no objection 24/6/13 subject to views of Conservation Officer)*

4. P/00439/13 – Telecom Club site, 63, Park Road

3 pairs of semi detached houses; a block of three units and a terrace of four houses.

APPROVED – *(TC no objection 28/5/13 subject to drainage authority being satisfied that any flooding risk will not be worsened)*

5. P/00630/13 – 29, Spencer Road

First floor extension to enlarge kitchen and living room at ground floor with bedrooms over.

APPROVED – *(TC no objection 10/6/13)*

6. P/00794/13 - 7, Victoria Crescent

Single/2 storey extension and porch.

APPROVED – *(TC no objection 15/7/13)*

7. P/00588/13 – 5, Ampthill Road

First floor extension and single storey rear/side extension and roof alterations.

APPROVED – *(TC no objection 15/7/13)*

8. P/00799/13 – Little Copsefield, Little Copsefield Drive

Demolition of garage and erection of replacement.

APPROVED – *(TC no objection subject to views of Conservation Officer 15/7/13 )*

9. P/00500/13 – 43, High Street

Installation of ATM machine on front elevation.

APPROVED – *(TC no objection subject to views of Conservation Officer 15/7/13)*

10. P/00812/13 – 2, Lainstone Grange, Appley Rise

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

REFUSED on overlooking – *(TC Object on overlooking 15/7/13)*

11. P/00754/13 – Fairways, Quarr Road

Variation of condition to revise approved scheme to increase height of building and provide external swimming pool.

APPROVED – *(TC suggested screening for pool and no additional variation of roof line 15/7/13)*

12. P/00793/13 – 3, St. Johns Hill

Extension and conversion of dwelling to form maisonette and flat

APPROVED – *(TC object as it felt that the flat was of inadequate size 15/7/13)*

13. P/00759/13 – Unit 2E, Atlantis Court, Nicholson Road

Enlargement of industrial unit.

APPROVED – *(TC welcomed the development 15/7/13)*

133/13 NAVITUS BAY – PHASE 4 CONSULTATION

As phase 4 of the public consultation the applicants had arranged a series of public exhibitions and the nearest is at the Medina Leisure Centre Sports Hall on 14<sup>th</sup> September between 10am and 4pm and any members can attend.

134/13 RYDE AREA ACTION PLAN QUARTERLY MEETINGS

Following the talk by Planning Officer Oliver Boulter before the last meeting he has now suggested that it would be of benefit to set up quarterly meetings for the Ryde Area Action Plan, like already started for the Medina Valley AAP. This would include all Local Councils within the Ryde AAP area and it would provide Councillors with regular updates such as timescales, emerging evidence and possible policy approaches for the Plan. IW Council will chair the meetings and questions are asked on numbers of councillors to attend, whether it should be quarterly, preferred dates, timings and locations, with a view to a first meeting in January 2014.

The Town Council is also asked to supply a list of issues that the plan should address, a map showing areas that could be designated as Local Green Space and any other background information that would inform the plan such as recent questionnaire results or information supporting any aspirations that the Town Council may have. The Isle of Wight Association of Local Councils will hold Area Action Plan Training for Councillors on 9<sup>th</sup> October.

**RESOLVED that a special meeting of the Committee be held on Tuesday 15<sup>th</sup> October to consider the questions asked regarding the Action Plan consultation and that all members of the Town Council be invited.**

135/13 RYDE MASTERPLAN 'BLUE SKY' WORKSHOP OUTCOMES

Following the 'Blue Sky' workshop on 5<sup>th</sup> July the consultants had collated the feedback and ideas and a summary of outcomes was available. However, an updated and corrected version had since been made for the Chamber of Commerce and this will be made available to members who would be invited to make extra comments.

The meeting finished at 8.35 pm and the next meeting will be held on 8<sup>th</sup>. October.

Signed ..... Dated .....

