



# RYDE TOWN COUNCIL

Town Hall Chambers  
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12<sup>th</sup> November 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 **MONDAY 18<sup>th</sup> NOVEMBER 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.
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 29th October 2013.

#### 4. PROGRESS ON ACTION TAKEN

1. Evening Parking in High Street Precinct – The Fire Service have agreed to send an appliance up the High Street precinct on an evening run to test for obstruction by parked vehicles. If a problem is found, IWC Traffic Section will consider making a restriction order.

2. P/01166/13 – 25 West Hill Road - On 8<sup>th</sup> October the Committee objected to this application for replacement windows as the proposal would be out of keeping with the character of other windows in the area and the replacements should be of good quality sash “like for like replica of those existing. Revised plans have been received which propose to install PVC double glazed units of a style and colour similar to the original windows. An amended heritage statement has been received and the amendments are considered to be satisfactory by the conservation planner and are being recommended for approval as it was felt that the Town Council’s concerns would be met. The Case Officer was informed that this Committee would meet on 18<sup>th</sup> but comments were requested by 14<sup>th</sup> November so a decision will have been made by the date of this meeting.

3. Street Trading Consultation – Further to the report on a street trading application 044064 to site a vehicle in Quay Road, to which the Town Council had objected on grounds of safety, the IWC Licensing Office is asking residents for its views on street trading as it is updating its street trading policy. The current policy has been in place since 2008 and allows trading in a public place so long as permission is granted from the Licensing Department. Ice cream vans, fast food vehicles and markets are examples of street trading and all usually require permission to trade. However, current IWC policy for street trading applications is that only the following matters should be considered:- crime and disorder, public nuisance and public safety. This does not include trading competition.

The IWC is asking residents including business owners and street traders to complete an online questionnaire so that the responses will help the authority produce an updated policy which represents the needs and views of the Island residents and business community. The questionnaire asks for the views of the Public on various street trading matters including what should be considered when determining an application and where street trading can take place. The link to the questionnaire is :- <http://www.iwight.com/Business/Licensing/Licence-Street-Trading/Street-Trading> Local Councils are also asked to reply before Tuesday 3<sup>rd</sup> December.

The Town Council has previously requested that existing established traders providing a similar service to the street traders should not be affected and it is expected that the Ryde Business Association and its members will be directly providing suitable online comment.

4. Ryde Farmers’ Market – The Farmers’ Market has asked to trade outside the Co-op Store on an additional day this year , namely Christmas Eve. There are limited grounds for comment, as mentioned in the previous item and notification was received on 7<sup>th</sup> November requiring comment by 13<sup>th</sup> November.

**5. MEMBERS' QUESTIONS**

**6. PLANNING APPLICATIONS**

1. P/01320/13 – TCP/00893/B – 45, High Park Road (E. Ward)

Demolition of conservatory and single storey extension; proposed alterations, two storey extension to provide additional living accommodation; conservatory; alterations to existing garage.

2. P/01329/13 – TCP/31640 – Penthouse Flat, Perivale, Playstreet Lane (W. Ward)  
Retention of balcony balustrading.

3. P/01330/13 – TCP/22268/E – Merrydale, 90, Spencer Road (N.W. Ward)

Proposed ground and first floor extension to form additional bedrooms; rest room, salon and stores.

4. P/01358/13 – TCP/03311/J – Woodland, Pitts Lane (Binstead Ward)

Demolition of dwelling and garage; Proposed dwelling with attached garage.

5. P/01361/13 – TCP/31652 – 69, West Street (N.W. Ward)

Alterations, single storey side extension to form kitchen with bathroom and additional bedroom accommodation within roof space.

6. P/01095/13 – TCP/0155/F – Land adjacent to 129, Marlborough Road (E. Ward)

Proposed detached dwelling with detached garage; relocation of vehicular access (revised plans and tree survey received) (revised description and readvertised application)

7. P/01378/13 – TCP/20222/B – 31, Grenville Drive (Haylands Ward)

Demolition of conservatory; proposed alterations, two storey side extension to enlarge lounge on ground floor and form bedroom at first floor level; proposed conservatory on rear elevation.

**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/01091/13 – Busy Bee Garden Centre – Retention of LPG tank and gas bottle enclosure.

APPROVED (*TC no objection 17/9/13*)

2. P/01165/13 – Beach Hut , 61, Appley Park – Extension to rear of Beach Hut.

APPROVED (*TC no objection 8/10/13*)

3. P/01074/13 & P/01075/13 – Liquid Lounge Bar, 74, Union Street

1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign.  
APPROVED *(TC no objection provided that it does not interfere with amenities of local residents 17/9/13)*

4. P/01076/13 – Nationwide Building Society, 3, St Thomas Square

Relocation of existing cash machine.  
APPROVED *(TC no objection 8/10/13)*

5. P/01124/13 – 19 John Street – Alterations to ground floor to provide additional accommodation for flat over and rebuild front elevation in brick,  
APPROVED *(TC no objection subject to requirements of Conservation Officer 8/10/13)*

6. P/01184/13 – Flat 8, 70, Union Street – Retention of internal alterations.  
APPROVED – *(TC no objection subject to requirements of Conservation Officer 8/10/13)*

7. P/01214/13 & P/01215/13 – Dental Surgery, 11a Cross Street – Change of use of ground floor from dental surgery to shop and removal of internal partition wall.  
APPROVED *(TC no objection 29/10/13)*

8. P/01161/13 – 8 & 10, Pell Lane – Proposed 900mm high fencing.  
APPROVED *(TC no objection 8/10/13 )*

**8. DATE OF NEXT MEETINGS**

The next regular meeting will be held on 10<sup>th</sup> December. The Committee will meet on 25<sup>th</sup> November to consider Ryde Area Action Plan matters.