



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 18 NOVEMBER 2013 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

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

Also present: Councillor Wayne Whittle (Mayor).
4 Members of the Public

In attendance: Adrienne White (Clerk).

Public Question Time:

Residents of Pitts Lane raised concerns about the "Wood End"
Pitts Lane proposed development P/01358/13 .

Councillor Wakeley advised the residents that they would be
invited to speak at the agenda item and agreed to bring the item
forward to agenda item 6 (1).

162/13 APOLOGIES

Councillor Gary Taylor had apologised for absence due to illness.

163/13 DECLARATIONS OF INTEREST

Councillor Wakeley declared a non-pecuniary interest in agenda item 6 (4) as he is related to one of the objectors. Councillor Wakeley advised that he would speak to the item but would take no part in the vote. .

164/13 MINUTES

The minutes of the meeting held on 29 October 2013 were confirmed as accurate and signed by the Chairman.

165/13 PROGRESS ON ACTION TAKEN

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

The Committee agreed there was no further action needed at this time and agreed that the results from the test for obstruction by parked vehicles should be reported to a future meeting.

2. P/01166/13 – 25 West Hill Road - On 8th 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”. Amendments had been received which were considered to be satisfactory by the conservation planner and are being recommended for approval .The Case Officer had been informed that this Committee would meet on 18th but comments were requested by 14th November so a decision will have been made by the date of this meeting.

The Committee reiterated the concerns originally raised which had been registered with the Conservation Planner.

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 3rd 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 would be providing suitable online comment directly..

Councillor Wayne Whittle advised the Committee that applications for street trading in Quay Road were not to be determined by officers recommendation and that a Notice of Hearing had been scheduled for 2 December 2013 at 11:30am in the Isle of Wight Council, Council Chambers, High Street, Newport. Councillor David Moore was appointed to speak at the hearing .

4. Ryde Farmers' Market – The Farmers' Market had 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 7th November requiring comment by 13th November.

The Committee supported and welcomed the Farmers Market to Ryde.

166/13 MEMBERS' QUESTIONS

Councillor Tim Wakeley reported the proposed Pennyfeathers planning application was due to be considered by the Isle of Wight Council on 26 November 2013 at 4:00pm in Council Chamber, County Hall, Newport, Isle of Wight and that he was registered to raise the concerns of the Planning Committee meeting held on 18 February 2013.

167/13 PLANNING APPLICATIONS

Councillor Wakeley moved application (4.) forward for discussion as the next item.

4. P/01358/13 – TCP/03311/J – Woodland, Pitts Lane (Binstead Ward)
Demolition of dwelling and garage; Proposed dwelling with attached garage.

Residents raised concerns that the proposed development was excessive and overbearing and would cause loss of privacy to neighbouring properties. It was also thought the design be out of character with the surrounding area. Residents thought there were inaccuracies in the submitted application over the height of the land.

RESOLVED to object to this planning application for the following reasons :-

- 1. The development would have a negative and overbearing impact on the immediate environment with its design and the choice of building materials proposed to be used.**
- 2. The proposal with its “upside down” design and excessive 3 storey height is an overdevelopment of the site.**
- 3. The scale and mass of the proposal would have a detrimental effect on the street scene and its design is out of context with the area.**

4. There is a threat of erosion along the bank between Stone Cottage and the drive to the proposed development resulting in a threat to the longevity of the trees located there.

5. There is concern that the application as submitted shows the height of the land involved to be inaccurate

Councillor Wakeley abstained from the vote.

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.

RESOLVED that no objection be made

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

Retention of balcony balustrading.

Councillor Wakeley informed the Committee that the key consideration was 'Does it have an unacceptable impact on the amenity of other occupiers?'

RESOLVED that no objection be made.

Councillor Wakeley declared a non-pecuniary interest in agenda item 6(3) as he lived nearby.

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.

RESOLVED that no objection be made to the development itself, but it be asked that the waste receptacles should not be placed next to the boundary in consideration of neighbours.

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.

RESOLVED that no objection be made.

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)

RESOLVED that no objection be made but , as previously requested, the concerns of the neighbour at 133, regarding hedge retention and overlooking be considered.

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.

RESOLVED that no objection be made.

168/13 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/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*)

169/13 DATE OF NEXT MEETING

The next regular meeting will be held on Tuesday 10th December 2013. The Committee will meet on the 25th November to consider Ryde Area Action Plan matters.

Councillor Wakeley gave his apologies for the 10th December and Councillor Phil Warren (Vice Chair) advised he would be present to Chair the meeting.

The meeting closed at 8:15pm

Signed Dated