



RYDE TOWN COUNCIL

Town Hall Chambers
10, Lind Street
Ryde IOW
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21st August 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 27th AUGUST 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 6th August 2013.

4. PROGRESS ON ACTION TAKEN

5. MEMBERS' QUESTIONS

6. PLANNING APPLICATIONS

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

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

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.

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

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

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

Proposed single storey rear extension to form kitchen.

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.

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

Installation of two lighting columns.

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

Change of use of ground floor to offices and barbers.

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

Two detached houses with integral garages.

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

Lawful development certificate for continued use of property as residential.

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.

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.

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/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)*

8. NAVITUS BAY – PHASE 4 CONSULTATION

As phase 4 of the public consultation the applicants have arranged a series of public exhibitions and the nearest is at the Medina Leisure Centre Sports Hall on 14th September between 10am and 4pm. The Town Council is invited to send a representative and it is suggested that this Committee makes the appointment.

9. RYDE AREA ACTION PLAN QUARTERLY MEETING

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.

10. RYDE MASTERPLAN 'BLUE SKY' WORKSHOP OUTCOMES

Following the 'Blue Sky' workshop on 5th July the consultants have collated the feedback and ideas and a summary of outcomes will be available at the meeting for information and comment.

11. DATE OF NEXT MEETING

The next meeting will be held on Tuesday 17th September.

