



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 28th MAY 2013 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Councillors David Knowles (Deputy Mayor), David Moore, Jill Moore, Gary Taylor and Phil Warren.

Also Present: Councillor Conrad Gauntlett.

In attendance: David Mellor .

84/13 APOLOGIES

Apologies for absence were received from the Chairman, Councillor Tim Wakeley and the Vice Chairman, Councillor David Woodward. The Chair was taken by Councillor David Knowles, as agreed at the last meeting.

85/13 MINUTES

The minutes of the meeting held on 14th May were confirmed as accurate and signed by the Chairman.

86/13 PROGRESS ON ACTION TAKEN

Royal York Hotel – Further to the report to Committee on 2nd April and 14th May the Conservation Officer , Lee Byrne had been asked what actually is being done and what can be done regarding the deteriorating condition of this building. A report was awaited and it was felt that the matter should be brought to the attention of Island Councillor Ian Stephens.

P/00520/13 – 16, Thornton Manor Drive

On 14th May the Committee raised no objection to this application for the continued use of two rooms of this property for business use . Subsequently 5 comments had appeared on the IWC website regarding the increasing traffic arising from the use of this building and one of the residents had written to the Town Council regarding its comment of no objection. The Committee took the opportunity of reviewing the matter.

RESOLVED that the Planning Officers be asked if they could satisfy themselves that there are no traffic issues arising from the use of 16, Thornton Manor Drive that would be to the detriment of the use of the area.

Street Naming – Ashey Place

Following approval of application P/00230/13 for the demolition of Swanmore School and the construction of 25 dwellings on the site the Committee was asked for its comments on the proposed naming and numbering, which included eight new properties being accessed by “Ashey Place”. Ward Councillor Conrad Gauntlett spoke on this request.

RESOLVED that the naming and numbering be agreed.

87/13 PLANNING APPLICATIONS

1. P/00439/13 – TCP/29949/B – Site of former IW Telecom Sports and Social Club, 63, Park Road (S. Ward)

Proposed residential development comprising three pairs of semi detached houses; a block of three units and a terrace of four houses with parking areas; alterations to form pedestrian accesses and new vehicular access; associated landscaping.

RESOLVED that no objection be raised, subject to the drainage authority being satisfied that the disposal of surface water from the site will not worsen the risk of flooding in the area.

2. P/00443/13 – LBC/02149/Y – The Wight Rock Bar, The Colonnade, Lind Street (N.W. Ward)

LBC for internal alterations; alterations to widen gated entrance onto St Thomas Street.

RESOLVED that the Town Council would expect that the proposed internal alterations would not worsen any noise nuisance to the occupiers of the Colonnade. The Town Council would support the widening of the gated entrance in the interests of safety provided that the works are kept in character with the listed building.

3. P/00501/13 – A/02616 – F P Mellish, 43, High Street (S. Ward)

Internally illuminated surround signage.

RESOLVED that no objection be made.

4. P/00547/13 – TCP/07614/G – Two Furlongs, 17, Spencer Road (N.W. Ward)

Replacement of Planning Permissions (P/00310/10 – TCP/07614/F & P/00298/07 – TCP/07614/E for conversion of roof space to provide additional living accommodation to include dormer windows on north and east elevations) in order to extend the time limit for implementation.

RESOLVED that no objection be made

5. P/00519/13 – TCP/12235/E – 8, Esplanade (N.W. Ward)

Change of use from retail (Class A1) to ice cream parlour (Class A3)

RESOLVED that no objection be made.

6. P/00556/13 – TCP/13123/C – 38, Arnold Road (Binstead Ward)

Demolition of shed; outline for detached dwelling with parking; alterations to existing vehicular access and formation of new vehicular access (revised scheme)

RESOLVED that no objection be made to very careful consideration being given to the matching of materials with those existing in the vicinity.

7. P/00563/13 – TCP/31472 – 27, Binstead Lodge Road (Binstead Ward)

Alterations and single storey extension on rear elevation to form w.c. and dining room.

RESOLVED that no objection be made.

8. P/00571/13 – LBC/23503/P – Ryde Superbowl (formerly L.A. Bowl) The Pavilion, Esplanade (N.E. Ward)

LBC for proposed redecoration of building.

RESOLVED that no objection be made, subject to the Conservation Officer agreeing the colours and materials. The Committee would also like to see some flowers planted in the beds at the rear of this listed building.

88/13 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/00320/13 – 19, John Street

Alterations to ground floor in rear courtyard to provide additional accommodation for flat over.

APPROVED (*TC no objection 2/4/13*)

2. P/00352/13 – 25, Riboleau Street

Proposed pair of semi detached houses with parking and access.

APPROVED (*TC no objection 2/4/13*)

3. P/00370/13 – IOW Telecom Sports and Social Club, 63, Park Road

Replacement of planning permission (P/01914/09 – demolition of former club premises; outline for 44 room care home; parking and vehicular access) in order to extend the time limit for implementation.

APPROVED (*TC no objection 15/4/13*)

4. P/00359/13 – Ryde Baptist Church, George Street

Installation of two baby buggy shelters for children's centre.

APPROVED (*TC no objection 15/4/13*)

5. P/00374/13 – 2e Atlantis Court, Nicholson Road

Replacement of planning permission (P/00126/10: proposed industrial unit with parking) in order to extend the time limit for implementation.

APPROVED (*TC support the application 15/4/13*)

6.P/00096/13 – 5, Argyll Place

Alterations, single storey rear extension and conversion of dwelling to form 2 flats.

APPROVED (*TC no objection 18/3/13*)

7. P/00355/13 – 22, Buckland Gardens

Replacement of planning permission (P/01045/10 – Demolition of utility, conservatory and garage; single storey rear extension to provide additional living accommodation to include replacement garage; extension to patio and extension to drive) in order to extend the tie limit for implementation.

APPROVED (*TC no objection 15/4/13*)

8. P/01772/12 – Ryde Mead Lawn Tennis Club, Church Lane

Demolition of clubhouse; proposed replacement clubhouse and decking; retention of equipment store; formation of new pedestrian access and footpath with associated gates and fencing; proposed use of floodlights until 2100 hours on Sundays.

APPROVED (*TC no objection 18/3/13*)

89/13 PLANNING APPEAL

P/01476/12 – Sans Souci, East Hill Road

The IW Council agreed an extension and refused a balcony at this property. The Inspector allowed an appeal which only related to the balcony.

90/13 DATE OF NEXT MEETING

The next meeting will be held on 10th June. The meeting finished at 7.56pm.

Signed Dated