



**RYDE  
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 6<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.

Also present: Councillor Ivor Warlow.

In attendance: David Mellor .

---

**RYDE AREA ACTION PLAN**

The meeting started at 7.30 pm as Oliver Boulter, the IW Council Planning Policy and Conservation Team Leader had met members of the Committee at 6.30 pm to talk on issues considered to be the key considerations for the Ryde Area Action Plan and to answer questions. Fishbourne Parish is within the geographical area of the plan and its Parish Council sent six representatives to this discussion.

**PUBLIC QUESTION TIME**

The proprietor of the Seafood Bar at the Esplanade asked the Committee for its views on a proposal to relocate the Bar to be sited beside the recently completed post card kiosk and to renew existing paving with matching cobbles and some turves. The Committee felt that in principle this was something that it would welcome and would be desirable if done well.

118/13 **APOLOGIES**

Apologies for absence were received from Councillor Gary Taylor.

119/13 **MINUTES**

The minutes of the meeting held on 15<sup>th</sup> July were confirmed as accurate and signed by the Chairman.

## 120/13 PROGRESS ON ACTION TAKEN

Meaders Road Pedestrian Link – The Committee noted with regret that despite strong representations from Ryde, on 30<sup>th</sup> July the IWC Planning Committee had refused to authorise a gating order at Meaders Road which was originally requested 3 years ago.

P/00812/13 – 2, Lainstone Grange – The Committee had previously objected to this application which was similar to a previous one refused because of overlooking. However, the applicant was not pleased with this decision and it was felt that he should be invited to a future meeting where he could see how the Committee reached its decisions on planning applications.

## 121/13 MEMBERS' QUESTIONS

The Chairman asked if the projector could soon be used to help visually display planning applications for comment.

## 122/13 PLANNING APPLICATIONS

### 1. P/00612/13 – TCP/16849/E – 138, High Street (N.W. Ward)

Alterations to provide new shop (use class A1) and shop front; conversion of part of ground floor to three flats (revised scheme) ( revised description – re- advertised application ).

**RESOLVED that no objection be raised but concern be expressed at any possible loss of retail floorspace as has been seen in the Upper High Street.**

### 2. P/00715/13 – TCPL/10432/Z & P/00716/13 – LBC/10432/Y – Durnford House Practice, 17, Melville Street (N.E. Ward)

Consent and LBC for demolition of two storey extension on rear elevation; proposed alterations and change of use from offices to form a dwelling with annexed accommodation.

**RESOLVED that this application be welcomed subject to any comments from the Conservation Officer.**

### 3. P/00883/13 – TCP/23331/A – Land at Crossways, Church Road, Binstead (Binstead Ward)

Outline for detached dwelling with vehicular access off Pitts Lane.

**RESOLVED that the Committee is concerned that the very narrow section of Pitts Lane where access is proposed would mean that safe access to and egress from the property could not be carried out without the old stone wall being removed and the Committee does not see any mention of adequate access in the design and access statement. It notes that seven residents of the area have objected to this application on the grounds of highways safety and therefore objects to the application on the grounds of highway access and feels that the special nature of Pitts Lane with its old stone walls should be protected as this particular development would seriously erode the historic ambience of the area.**

4. P/00886/13 – TCP/29711/B – 38, Mayfield Road (West Ward)

Demolition of conservatory, bedroom and store; alterations; single storey side and rear extension to provide additional living accommodation; porch; decking.

**RESOLVED that no objection be raised.**

5. P/00584/13 – TCP/28001/F & P/00900/13 – CAC/28001/E

Oakfield C of E Primary School, Great Preston Road.

Consent and Conservation Consent for demolition of classroom buildings and extensions; full planning permission for alterations and conversion of school building to form two dwellings with vehicular access and parking; outline for five dwellings.

**RESOLVED that this development be welcomed.**

6. P/00924/13 – TCP/10703/F – 31, Weeks Road

Replacement of planning permission (P/00844/10 – TCP/10703/E) : proposed two storey extension to create three self contained flats) in order to extend the time limit for implementation.

**RESOLVED that the Committee is concerned at the current poor condition of the building and would expect that the proposed alterations and improvements would be carried out without delay.**

123/13 PLANNING DECISIONS

The Committee noted the following planning decisions and the Town Council's comments during the consultation process (*shown in italics*)

1. P/00563/13 – 27, Binstead Lodge Road

Alterations and extension at rear to form W.C. and dining room.

APPROVED – (*TC no objection 28/5*)

2. P/00571/13 – Superbowl, Esplanade

LBC for decoration of building

APPROVED – (*TC no objection 28/5/13 subject to colours to be agreed by Conservation Officer and requested some flower planting*)

3. P00519/13 – 8, Esplanade

Change of use from Retail (Class 1) to ice cream parlour (Class A3)

APPROVED – (*TC no objection 28/5/13*)

4. P/00520/13 – 16, Thornton Manor Drive

Continued use of two rooms for business use – one as an office and one as an occasional meeting room.

REFUSED – Inappropriate location – (*TC no objection 14/5/13 and commented on use by builders vehicles on 28/5/13*)

5. P/00599/13 – 33, Greenway  
Proposed conservatory  
APPROVED (TC no objection 10/6/13)

6. P/00556/13 – 38, Arnold Road  
Outline for detached dwelling with parking  
APPROVED (TC no objection 28/5/13)

7. P/00659/13 – 52a Park Road  
Alterations and conversion of garage/workshop/store to form residential unit.  
APPROVED (TC no objection 10/6/13)

8. P/00672/13 – 105, Monkton Street  
Lawful Development Certificate for continued use as 3 flats  
APPROVED (TC no comment 10/6/13)

9. P/00644/13 – 23/24 High Street  
2 fascia signs, 2 projecting signs and 2 awnings.  
APPROVED (TC no objection 10/6/13)

#### 124/13 HIGHWAYS

Ryde Business Association had complained of parking matters in Union Street and Spencer Road and has mentioned over zealous wardens. It also felt that there was a genuine need for permits to be issued to persons working in Union Street who needed their vehicle to be parked nearby. A meeting will be arranged and further details obtained. the Vice Chairman of this Committee, Councillor Phil Warren had been appointed to represent the Town Council on the Ryde Business Association.

#### 125/13 “ PEDICABS “ CONSULTATION

John Gravez was thinking of starting a business with “pedicabs” which are pedal powered tricycles that can carry 3 passengers and a driver. He was in discussions with the licensing office and has asked local councils in whose areas that he would like to operate from for feedback. The vehicles would be for short distance transport, a tourist amenity and for advertising and one proposed route in Ryde could be between the Esplanade and Puckpool. They can be viewed on [www.pedicabshop.com](http://www.pedicabshop.com) and the Committee felt that this was a good proposal and that they could use this route which was previously used by the Dotto Train.

#### 126/13 DATE OF NEXT MEETING

The next meeting will be held on Tuesday 27<sup>th</sup> August.

The meeting finished at 8.45 pm.

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

