



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 5th MARCH 2013 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Councillors Conrad Gauntlett (Vice Chairman), Graham Pearce and David Woodward (Mayor)

Also Present: Mr D. Moore and Mrs J. Moore .

In attendance: David Mellor .

31/13 APOLOGIES

Apologies for absence were received from the Chairman, Councillor Tim Wakeley (due to illness) and from Councillors, David Knowles , Debbie Taylor and Tony Zeid.

Councillor Conrad Gauntlett in the Chair.

32/13 MINUTES

The minutes of the meetings held on 5th February and 18th February (Pennyfeathers) were confirmed as accurate and signed by the Chairman.

33/13 PROGRESS ON ACTION TAKEN

Quarr Beach – Members were previously reluctant to accept that nothing could be done to improve the situation regarding public access along the beach and Councillor Gauntlett's suggestion that the legislation regarding "the right to roam" had been followed up. This related to the Countryside and Rights of Way Act 2000 which improved access on certain land and highways but did not currently apply to the coastline . A further check would be made.

125/126 High Street- P/01393/12 – In response to a question from Councillor Graham Pearce asking if the Launderette at this property had been placed in the approved position it was reported that consent was for the corner of the former Baby Needs property, 126, High Street and the Launderette was correctly sited.

34/13 MEMBERS' QUESTIONS

The Royal York Hotel – Councillor Pearce enquired if there had been any progress on the improvement of this building and the Conservation Officer would be asked.

Monkton Mead Brook - Councillor Gauntlett asked whether the Environment Agency had a maintenance programme to clear the Brook of any obstructions from its length between Smallbrook and the Coast to the north.

35/13 PLANNING APPLICATIONS

1. P/00030/13 – TCP/06862/C – 9, Butts Road (Haylands Ward)

Demolition of single storey rear extension; proposed alterations and two storey rear extension to provide additional living accommodation.

RESOLVED that no objection be made.

2. P/00050/13 – TCP/26369/D – Land adjacent 47, Hillrise Avenue (Binstead Ward)

Detached dwelling and garage; alterations to vehicular access.

RESOLVED that no objection be made subject to the owner of 47 Hillrise Avenue being satisfied that the building would not be sited on his land.

3. P/00058/13 – TCP/31357 – Land adjacent Queens Keep, East Hill Road

Proposed detached house and garage; detached house with parking; double garage; vehicular access.

RESOLVED that no objection be made.

4. P/00155/13 – LDC/25006/A - 41, St. Thomas Street (N.W. Ward)

Lawful Development Certificate for continued use of property as 4 flats.

RESOLVED that no comment be made.

36/13 PLANNING DECISIONS

To receive and note the following planning decisions and the Town Council's comments (*shown in italics*)

1. P/01721/12 – 18, Newnham Road –

Retention and completion of vehicular access and hardstanding/turning area
APPROVED (*TC no objection 8/1/13*)

2. P/01587/12 – 5, The Grove, Grove Road –

Retention of conservatory – APPROVED (*TC no objection 10/12/12*)

3. P/01879/12 – 22 Wray Street-

Demolition of conservatory and store; single storey side/rear extension to provide family room and toilet

APPROVED (*TC no objection 8/1/13*)

4. P/01859/12 – 33, Woodland View

Demolition of shed; proposed 2 storey side extension to provide additional living accommodation; car port – APPROVED (*TC no objection 8/1/13*)

5. P/01555/12 – 3, Gladstone Cottages, Hope Road

Demolition of shed and wall; proposed garage/store and car port

APPROVED (*TC no objection 8/1/13*)

6. P/01827/12 – Outside 11, Melville Street

Installation of telecom cabinet.

APPROVED (*TC no objection 8/1/13*)

7. P/01873/12 – Land at Blackthorn Close, Wicks Close and Slade Road

Improvements to communal areas; alterations to parking layout; formation of new communal garden.

APPROVED (*TC no objection 8/1/13*)

Members were informed that many conditions or reserved matters were applied to the following consent and noted the decision with reluctance:-

8. P/01529/12 – Land between Weeks Road and Ashey Road

Replacement of planning permission (P/01934/09 – TCP/05746/T for replacement of planning permission (P/02481/03 – TCP/05756/N; outline for residential development) in order to extend the time limit for implementation. The site would have access from Woodland View, off Swanmore Road and had previously been offered for sale with outline permission for 230 dwellings

APPROVED (*TC objected to this renewal for several reasons 12/11/12*)

37/13 JOURNAL OF LOCAL PLANNING

The Annual Subscription to Navigus Planning for the Journal of Local Planning is due for renewal. The cost is £50 for 4 editions each year , emailed to all Councillors.

RESOLVED that the Town Council be recommended to approve this expenditure

38/13 HIGHWAYS

The Committee considered details affecting Ryde of the IWC Highways Integrated Transport Capital Programme Consultation. For the following financial year the following schemes were proposed :- Plan 2/15 – Zebra Crossing at Cross Street, Plan 9/15 – Zebra Crossing at Pellhurst Road, Plan 10/15 – Footway at Binstead Lodge Road.

RESOLVED that the proposals for Pellhurst Road and Binstead Lodge Road be accepted but that the Highways Department be informed that this Committee considers that the intended siting of a Zebra Crossing at the eastern end of Cross Street is too close to the George Street junction as drivers travelling up George Street and intending to turn right into Cross Street would have little opportunity to stop safely if a pedestrian was on the proposed crossing. Furthermore, a driver could be sat waiting to cross George Street in Melville Street and looking left and right when, seeing a gap, could move forward without noticing a pedestrian ahead on the proposed crossing.

39/13 DATE OF NEXT MEETING

The next meeting will be held on Monday 18th March and the meeting finished at 8.06 pm.

SignedDated