



RYDE TOWN COUNCIL

Town Hall Chambers
10, Lind Street
Ryde IOW
PO33 2NQ

Email: administration@rydetowncouncil.gov.uk

23rd October 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 29th OCTOBER 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 8th October 2013.

4. PROGRESS ON ACTION TAKEN

Royal York Hotel – The Chairman had written to the Leader of the IW Council to ask if any progress had been made towards improving the appearance of the building.

Liquid Lounge , 74, Union Street – At the last meeting the Committee raised no objection to application 044225 for a variation to the premises licence, subject to no objection from the Police. The application was approved.

Quay Road Street Trading – At the last meeting the Committee objected to application 044064 to site a vehicle selling coffees, cold drinks and snacks near the western entrance to the railway tunnel. This was on grounds of public safety as the siting was inappropriate and would cause a danger to pedestrians on the busy Quay Road. Licensing had sought a highways opinion and had asked for comment on this. In consultation with the Chairman of this Committee , the objection of the Town Council was maintained as this provision is likely to draw young people across a busy thoroughfare and to congregate in a dangerous location with high sided coaches, taxis and cars all making frequent passes close to this site. The Committee is asked to approve this action.

5. MEMBERS' QUESTIONS

6. PLANNING APPLICATIONS

1. P/01214/13 – TCPL/05192/M & P/01215/13 – LBC/05192/L – Dental Surgery, 11a, Cross Street (N.W. Ward)

Change of use of ground floor from dental surgery to shop and removal of internal partition wall.

2. P/01217/13 – TCP/31626 – Ground Floor Flat, 15, Star Street (South Ward)
Retention of single storey rear extension forming garden room.

3. P/00668/13 – TCPL/0155/K & P/00669/13 – LBC/07155/J – 58, Union Street (N.W. Ward)

Internal and external alterations to convert rear store building into a dwelling and first and second floors to include new roof covering to rear store building; new window and door on side elevation and replacement window on rear elevation at first floor level (revised description and readvertised application).

4. P/01261/13 – TCP/28799/C – 3, Gordon Close (Binstead Ward)

Demolition of Garage, lean-to and shed. Proposed end of terrace house with parking.

5. P/01111/13 – LBC/23175/B – 2a Castle Street (N.W.Ward)

Internal and external alterations to include retention of roof light, new front door, removal of internal stud walls, new internal door and stud wall, refurbishment of bay windows at first floor level and external walls.

6. P/01282/13 – TCP/10858/Y – Site of Tilden House, 26, Bellevue Road (N.E. Ward)

Two pairs of semi detached houses and one detached house; parking and alteration to vehicular access off Bellevue Road; hard and soft landscaping.

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/00553/13 – Asheys Stores, 26, Asheys Road.

Change of use of ground floor to offices

APPROVED (*TC no objection 17/9/13*)

2. P/00973/13 – Solicitors Office ,13, Union Street

1 x non illuminated hanging sign and window acrylics.

APPROVED (*TC no objection 27/8/13*)

3. P/00990/13 – Flat A, Yarborough, Augusta Road.

Alterations to fenestration and internal alterations/refurbishment

APPROVED (*TC no objection 17/9/13*)

4. P/00910/13 – The Old Brickfield, off Lower Bettesworth Road.

Lawful development certificate for continued use of property as residential.

REFUSED (*TC no comment 27/8/13*)

5. P/00986/13 & P/00997/13/ LBC – 25, Nelson Street.

Demolition of rear extension and garage block; alterations; three storey rear extension to provide 3 additional flats.

REFUSED (*TC object – not in accordance with planning officer's advice and would result in loss of parking for existing residents 27/8/13*)

6. P/00883/13 – Land at Crossways, Church Road, Binstead

Outline for detached dwelling with vehicular access off Pitts Lane.

APPROVED (*TC object on highway safety as Pitts Lane very narrow, removal of old stone wall and erosion of historic ambience of area 6/8/13*)

7. P/01003/13 – 2, Winston Avenue.

Proposed conservatory.

APPROVED (*TC no objection 17/9/13*)

8. P/01043/13 – Land adjacent to Sweet Meadow , Upton Road .

Detached dwelling with vehicular access and parking/turning area.

REFUSED - size and siting would be a harmful and incongruous development that would compromise the rural character of the area, contrary to policies SP1 & DM2 of Core Strategy. (*TC no objection 17/9/13*)

8. DATE OF NEXT MEETING

The next meeting will be held on Monday 18th November

