



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 14th MAY 2013 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: David Knowles (Deputy Mayor), David Moore, Jill Moore, Gary Taylor, Tim Wakeley, Phil Warren, Wayne Whittle (Mayor) and David Woodward .

In attendance: David Mellor .

74/13 ELECTION OF CHAIRMAN

Councillor Tim Wakeley was re-elected as Chairman of the Committee.

75/13 ELECTION OF VICE CHAIRMAN

Councillor David Woodward was elected as Vice Chairman of the Committee.

76/13 DECLARATIONS OF INTEREST

Councillor Wayne Whittle declared a non pecuniary interest in agenda item 10/1 regarding application 042858 for Street Trading Consent as he had commented on this as an Isle of Wight Councillor.

77/13 MINUTES

The minutes of the meeting held on 29th April were confirmed as accurate and signed by the Chairman.

78/13 PROGRESS ON ACTION TAKEN

Monkton Mead Brook – Following a request to clear the Brook of any obstructions the Committee had previously agreed to ask the Environment Agency if there was capacity in the Pumping Station for the provision of additional pumps. The Area Team Leader had replied and was currently considering the future of the pumping station, including the number and size of the pumps as well as improvements that may help to ensure that floodwater is discharged across Ryde Sands as efficiently as possible. The work this year is to consider the options, their

costs and benefits. They have applied for capital funding during the next two years to proceed with the preferred option which was most probably the diversion of water from the Brook to be discharged to the ea via the Harbour. The allocation of capital funds was prioritised nationally, but current indications were good.

Ryde Area Action Plan

Following discussion at the meeting on 29th April the Committee received a report on the progress made by Fishbourne Parish Council regarding the Ryde Area Action Plan, to which the Town and Parish Councils were statutory consultees .

The area of the Action Plan would not necessarily follow the boundaries of the local councils and the Parish Council had been developing a draft text for inclusion in the Plan and would be undertaking a Housing Needs Survey. It had also employed professional services to prepare comments for the Plan and would incur extra costs to conclude its Chapter in the Plan.

The IWC Planning Policy Officer had attended this Committee in May 2012 and has since said that work on the plan was not due to start until 2014. The Town Council had previously agreed to involve the Parish Council with its consideration. However, the Committee felt that in advance of formal consideration of the Plan it would be helpful to invite the Planning Policy Officer to an informal meeting with the Town Council to discuss what is proposed and what topics this Council should be considering prior to consultation.

High Street Precinct

Following previous discussions regarding parking in the Precinct Area it was reported that the Highways and Transport Group Manager, who now worked for Island Roads, had said that there had been some recent changes in regulations that, within reason, were more likely to enable a revised traffic/parking scheme to be developed . He had felt that it was very likely that any proposal would be more restrictive than the current arrangements and would undoubtedly result in some negative reaction from certain user groups.

The Committee agreed that in the first instance a meeting should be arranged to be held with all interested parties to include, the Town Council, the Business Association, IWC Councillors, the IWC Conservation and Design Team, the Police and the Highways Office/Island Roads.

79/13 MEMBERS' QUESTIONS

Councillor David Knowles referred to the problem with the Royal York Hotel included in Minute 66/13 dated 29th April. The IW Council had been asked what has been done?, what is being done ? and what can be done ? and Councillor Knowles was also concerned with the security of the building as young persons had broken into the building and there was a fire and safety hazard. The Fire and Police Authorities would be copied into this matter and the IW Council Officers would be also encouraged to talk to the owners about the safety aspect.

80/13 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 consideration be deferred to enable online comments to be checked.

2. P/00444/13 – TCP/31453 – 41, Hamilton Road (W. Ward)

Demolition of garage; proposed detached house with parking.

RESOLVED that objection be made as the proposal is contrary to Policy DM2(design) , out of character with the surrounding area, an overdevelopment of the site and would result in a loss of space between 41 and 43 Hamilton Road.

3. P/00453/13 – LBC/04661/H – 1a, Castle Street (N.W.Ward)

Listed Building Consent for internal and external alterations and repairs to include new staircase to basement.

RESOLVED that no objection be made subject to the agreement of the Conservation Officer.

4. P/00520/13 – TCP/28134/C – 16, Thornton Manor Drive (E. Ward)

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

RESOLVED that no objection be made.

5. P/00534/13 – TCP/18398/B – Caledonia, Hope Road (E. Ward)

Proposed extension at first floor level to provide additional bedroom.

RESOLVED that no objection be made.

6. P/00537/13 – A/00948/G & P/00538/13 – LBC/03016/Z – Lloyds TSB, 35, Union Street (N.W. Ward)

1 x externally illuminated projection sign; 2 x non illuminated fascia signs; window vinyl; wall mounted name plate (revised scheme)

RESOLVED that no objection be made.

81/13 PLANNING DECISION

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

P/01618/12 – 10, Quarr Close – Demolition of dwelling and garage; proposed detached dwelling with integral garage; alterations to vehicular access; landscaping (revised scheme)

APPROVED – *TC no objection subject to consideration of any comments from neighbours 26/11/12*

82/13 LICENSING

042858 – Street Trading

Andrew Kinneard, trading as “The Coffee Bean” had applied for Street Trading Consent to sell a complete menu of different coffees, cold drinks and snacks from a purpose built van between 1000 and 1600 hours for 3 months a year, Island wide.

RESOLVED that the Town Council would expect the applicant be not allowed to trade near to fixed retail outlets providing similar services.

Sale of high strength drinks

The Committee had previously agreed to ask the Police and the Licensing Officers for their opinions as to whether there would be any merit in the Town Council suggesting a voluntary initiative where vendors had agreed voluntarily to restrict the sale of high strength drinks at certain times. The Police have already considered this scheme and had decided against it as they felt that some retailers would take part but others would refuse and continue to cash in. They feel that it does not appear that the drunkenness issues in Ryde are so severe that they cannot be controlled under existing powers. The Police, with the Ryde Safer Neighbourhood Team, are working on a request to extend the Designated Public Places Order for drinking to include the Beach and will enforce the “no drinking” ban more rigorously.

83/13 DATE OF NEXT MEETING

The next meeting will be held on Tuesday 28th May. The meeting finished at 8.00pm.

Signed Dated