



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 17th SEPTEMBER 2013 AT TOWN COUNCIL OFFICES, TOWN HALL
CHAMBERS, 10, LIND STREET, RYDE**

Present: Councillors Jill Moore, Gary Taylor , Tim Wakeley (Chairman) and David Woodward .

Also Present: Councillor Conrad Gauntlett.

In attendance: David Mellor.

136/13 **APOLOGIES**

Apologies were received from Councillors David Moore and Phil Warren.

137/13 **DECLARATIONS OF INTEREST**

Councillors David Woodward and Gary Taylor declared personal non pecuniary interests in planning application P/01091/13 regarding the Busy Bee Garden Centre as they both knew the applicant socially.

138/13 **MINUTES**

RESOLVED that the minutes of the Planning Committee held on 27th August 2013 be approved as a true and accurate record of the meeting and signed by the Chairman.

139/13 **PROGRESS ON ACTION TAKEN**

Highways and Parking – RBA - Island Roads had been contacted regarding the points raised by the Ryde Business Association. They facilitate works for the IW Council and any approval of changes to the Ryde Traffic Order would have to be approved by the IWC. Island Roads could offer advice and agree that regarding parking in Spencer Road, the restriction was included because residents had complained about commuter traffic parking plus those who parked in Spencer Road did so without any consideration to through traffic, blocking the road for larger vehicles including emergency services, in an attempt to get parked and go off to work. The current double lines simply manage the network for all road users and the highways

officers feel that there is no justification to change the restrictions on road safety grounds.

The Parking Services Officer of the IWC had been asked to comment on other points raised.

140/13 MEMBERS' QUESTIONS

Councillor Conrad Gauntlett asked about the lack of progress made in improving the appearance and condition of the Royal York Hotel and Vectis Hall. Information on the requested meeting between the Leader of the IW Council and the Conservation Officer, Lee Byrne was awaited. Councillor Gauntlett would take this matter up with IW Council and the Clerk was asked to supply him with details on what had been done and what could be done since the matter was first raised.

141/13 PLANNING APPLICATIONS

1. P/01271/11 – TCP/16485/D – National Grid Site off Park Road (N .E. Ward)
Proposed mixed development comprising 11 houses (1 pair of semi detached houses and 3 terraces of 3 houses), 5 live – work employment units and 3 storey office building, associated parking and hard and soft landscaping; formation of vehicular access (revised scheme) (August 2013 revisions – revised Flood Risk Assessment (FRA), revised plans including removal of 2 units – amended description) (further revised application).

Following a site visit in October 2011 the Town Council objected to this application because of the risk of flooding and repeated its objections in June 2012. The IWC has re advertised the application as principally the revisions relate to a Flood Risk Assessment and associated changes relating to the findings of this Assessment. All previous comments will remain to be considered as part of the determination of the application.

RESOLVED that having considered the revised flood risk assessment and the fact that two units have been removed from the proposal with a view to reducing flooding on the site, having regard to its previous comments of objection made on 17th October 2011 and 7th June 2012 which it reiterates, its view has not changed as it is not convinced that the foul and surface water from the significant development proposed would not avoid flooding downstream from Monkton Mead Brook.

Members felt that whilst there could be some development on this site, it would need to be significantly reduced and that the area closest to the Brook should be retained as a green strip open to the residents of Ryde , to be further pursued when engaging the Local Planning Authority over the Area Action Plan. In this matter Councillor Gauntlett would prepare a draft plan for a green area of Ryde as mentioned in the initial AAP consultation by the planners.

2. P/00553/13 – TCP/08312/J – Ashey Stores, 26, Ashey Road (Haylands Ward)
Change of use of ground floor to offices (corrected description) (re advertised application).

RESOLVED that no objection be made.

3. P/00990/13 – LBC/09051/D & P/1045/13 – TCPL/09051/E – Flat A, Yarborough, Augusta Road (N.W. Ward)
Alterations to fenestration and internal alterations/refurbishment.

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

4. P/01043/13 – TCP/10781/A – Land adjacent to Sweet Meadow, Upton Road (Haylands Ward)
Proposed detached dwelling with vehicular access and parking/turning area.

RESOLVED that no objection be made.

5. P/01003/13 - TCP/31427/A – 2, Winston Avenue (West Ward)
Proposed conservatory (revised scheme).

RESOLVED that no objection be made.

6. P/01074/13 – A/02621 & P/01075/13 – LBC/04447/N – Liquid Lounge Bar, 74 Union Street (N.W. Ward)
1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign.

RESOLVED that no objection be made provided that the lighting does not interfere with the amenities of local residents.

7. P/01091/13 – TCP/22187/P – Busy Bee Garden Centre, South Ward)
Retention of LPG tank and gas bottle enclosure/store.

RESOLVED that no objection be made and it be suggested that sensitive style screening be applied to this enclosure

142/13 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/00612/13 – 138, High Street
Alterations to provide new shop and shop front; conversion of part of ground floor to three flats.
APPROVED (TC no objection 6/8/13 but concern expressed at any possible loss of retail floor space as seen in the Upper High Street)

2. P/00886/13 – 38, Mayfield Road

Demolition of conservatory, bedroom and store; alterations; single storey side and rear extension; porch; decking.

APPROVED (*TC no objection 6/8/13*)

3. P/00850/12 – The Grove, Grove Road

Variation of condition which restricts the occupation of approved dwellings until that part of the service road which provided access has been constructed in accordance with submitted details.

APPROVED (*TC did not agree and felt that condition should remain 15/7/13*)

143/13 LICENSING

Wight Rock Bar, Lind Sreet – The Committee noted that the appeal regarding the Licence for the Wight Rock Bar will be held on 22nd October at the IW Magistrates Court.

144/13 DATE OF NEXT MEETINGS

The next meeting will be held on Tuesday 8th October and an extra meeting will be held on Tuesday 15th October to consider Ryde Area Action Plan matters.

Signed Dated