



# RYDE TOWN COUNCIL

Town Hall Chambers  
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26<sup>th</sup> March 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 2<sup>nd</sup> APRIL 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. **DECLARATION OF INTEREST**  
To receive any declarations of interest.
3. **MINUTES**

To take as read and confirm as accurate, the minutes of the meeting held on 18<sup>th</sup> March 2013.

#### 4. **PROGRESS ON ACTION TAKEN**

##### P/00180/13 – TCP/21288K – Millfield, 29 Queens Road (North West Ward)

Two detached houses (revised scheme)

At its last meeting the Committee considered this application and resolved to make no objection. However, since then over eleven comments have been placed on the IWC website and two people who commented on the original scheme (P/01853/11) have done so on the revised scheme and written to the Town Council. One has attached a copy of group comments for information as she wishes this Committee to be aware of them and continuing concerns. The other feels that whilst the applicant has attempted to address certain of the reasons of refusal of the previous application there are still arguments as to why consent should not be granted.

##### Co-op Store, Anglesea Street

At its last meeting the Committee considered application 042237 to vary the hours when the sale of alcohol may take place from Mondays to Saturdays 0800 – 2300 hours to 0600 hours – 2300 hours. Objection was raised as the Committee did not agree with it and felt that it could set a precedent for other retail outlets.

However, the Licensing Authority has considered this not to be relevant as it does not relate specifically to one or more licensing objectives; the prevention of crime and disorder, the prevention of public nuisance, the protection of children from harm and public safety. Also the Licensing Authority are not permitted to take issues of need into account.

##### Temporary Entertainment Notices (TENS)

At the last meeting a question was raised regarding the number of TENS applications that could be made and the restrictions are :-

1. - A premises can only apply for 12 TENS per calendar year , to take place over a maximum of 21 days.
2. - A TEN can last for 168 hours but there must be at least 24 hours between TENS.
3. – A submitter (non personal licence holder) can apply for 5 per year at least 10 working days prior to the event.
4. – A submitter (personal licence holder) can apply for 50 per year at least 10 working days prior to the event. They do have the ability to submit 10 “late TENS (5 days prior to the event) , which will count towards the 50.
5. – If the licence holder changes the limit of 12 relating to the premises will not start again.

##### Damaged Pillar, Church Lane ( by St Thomas Church )

The Conservation Officer, Lee Byrne, has raised this with the Asset Management Team , who will get the necessary repairs carried out. He has asked for a timescale for the works.

On another matter he has found that some decorative mouldings, principally in Union Street have either become detached or are in very poor condition. Some repairs have been done by owners but he asks if it would be useful for him to contact the Business Association to highlight the need for maintenance. There would be a cost to this but he has spoken to Building Control colleagues as some mouldings have failed. He asks for our thoughts in the matter.

### Royal York Hotel

The Conservation Officer has been in touch with the owner of the building and been trying to secure improvements to its appearance. The owner is not willing to undertake any works so the IW Council needs to consider whether to take formal action. There is potentially a high cost to this, given the size and state of the building but it may be possible to secure lesser works which will also ensure that it is secure. Lee Byrne will discuss this with enforcement colleagues and provide an update.

## 5. MEMBERS' QUESTIONS

## 6. PLANNING APPLICATIONS

### 1. P/00320/13 – TCP/23784/H - 19, John Street (North West Ward)

Alterations to ground floor in rear courtyard to provide additional accommodation for flat over .

### 2. P/00322/13 – TCP/03160/H – Wychwood, Quarr Hill (Binstead Ward)

Proposed single storey extension to form hobby room

### 3. P/00352/13 – TCP/30087/C – Land at 25, Riboleau Street (South Ward)

Proposed pair of semi – detached houses with parking and access off Riboleau Street (further revised scheme)

## 7. PLANNING DECISIONS

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

### 1. P/00025/13 – Land adjacent to 27, Salisbury Road

Replacement of planning permission P/01744/09 for detached house with parking, in order to extend the time limit for implementation.

APPROVED (*TC no objection 5/2/13*)

### 2. P/00019/13 – New Look, 176, High Street

1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign.

APPROVED (*TC no objection 5/2/13 but concern at the number of applications received for lighting*)

### 3. P/01663/12 – 31, Harding Road

Demolition of single storey rear extension; proposed single storey side and rear extension to enlarge kitchen to form breakfast/dining area.

APPROVED (*TC no objection 10/12/12*)

### 4. P/01962/12 – Land rear of 119 – 121, High Street

Replacement of planning permission P/01859/09 for a pair of semi detached bungalows in order to extend the time limit for implementation.

REFUSED – Cramped appearance, harmful effect on the character and appearance of the area, overbearing effect and would create a sense of enclosure for occupants of neighbouring properties and harm their living conditions, Policy DM2 of Core Strategy (*TC no objection 5/2/13*)

5. P/00030/13 – 9, Butts Road

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

APPROVED (*TC no objection 5/3/13*)

6. P/00058/13 – Land adjacent Queens Keep, East Hill Road

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

APPROVED (*TC no objection 5/3/13*)

**8. LICENSING**

The Balcony ( 042464)

This application from IW Bowling Limited of Bournemouth is to vary the premises licence following discussions with the Police to open on weekday nights until 0100 hours and on Fridays and Saturday nights, Bank Holiday Sundays, Christmas Eve and New Years Eve until 0230 hours with 30 minutes for opening the premises and late night refreshments. A revised layout plan has been submitted and Licensing activities will include live music, recorded music, dance performances, late night refreshment and the sale of alcohol. It is proposed to remove or amend unnecessary conditions or add conditions. The applicants have been managing the property under Temporary Entertainment Notices since they had been formerly underlet. Comments are due by 18<sup>th</sup> April.

**9. DATE OF NEXT MEETING**

The next meeting will be held on Monday 15<sup>th</sup> April.

Planning applications will be available for inspection 30 minutes before the meeting and are available on line at [www.iwight.com/planning](http://www.iwight.com/planning)

Licensing applications are on line at [www.iwight.com/licensing](http://www.iwight.com/licensing)