



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 8th JANUARY 2013 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Councillors Graham Pearce, Tim Wakeley (Chairman) and David Woodward (Mayor)

Also Present: Mr D. Moore, Mrs J. Moore and Mr P. Warren.

In attendance: David Mellor .

1/13 APOLOGIES

Apologies for absence were received from Councillors Conrad Gauntlett, David Knowles, Debbie Taylor and Tony Zeid.

2/13 MINUTES

RESOLVED that the minutes of the Planning Committee held on 10th December 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

3/13 PROGRESS ON ACTION TAKEN

Smallbrook Road Junction The Highways Office had submitted a Hedgerow Removal Notice to the Parks Beaches and Countryside Office to remove 55 metres of hedge north east of the Smallbrook Roundabout and 28 metres east of the roundabout, to improve sightlines and visibility for vehicles exiting Smallbrook Lane because of traffic accidents in this area. Members raised no objection and were of the opinion that traffic accidents had happened to vehicles travelling north from Ashey when approaching the Roundabout.

Licensing – Street Trading “Jules Ices” An application had been received on 4th January to renew the Street Trading Licence to “Julies Ices”, a mobile van selling ice cream etc. Island Wide. Members had no real information upon which to make a comment , which was required by 11/1/03 and whilst no objection was actually

raised, the Licensing Department would be asked to give more time for comment in future.

Licensing – The Balcony, Esplanade.

The owners of the Balcony had applied for a licence to sell alcohol up to 2.30 am and this had attracted comments and objection, including from the Town Council because of complaints of alleged noise nuisance and anti social behaviour of which the Police were aware. The Town Council had suggested a 6 month trial period for the licence and notice of a hearing was given. However, the owners had instructed their Solicitor to withdraw the application. The hearing had been cancelled and it was likely that future requirements to supply drink up to 2.30 am would be met by “TEN” notifications or temporary entertainment notices.

Ryde Area Action Plan – Progress

Councillor Ivor Warlow had written to the Clerk and mentioned that Fishbourne Parish Council had been discussing the Ryde Area Action Plan and had asked if it would be appropriate to invite them to a future meeting to discuss what they might envisage under the Ryde AAP. The AAP boundary would not cover just the municipal boundaries between the different local councils, but also the geographical boundaries. The Committee was aware that the Planning Policy Department had given precedence to the Medina Valley Area Action Plan and that the Ryde AAP consultation would be likely to commence in the summer . It had previously agreed to involve neighbouring parish councils with such consultations and they would therefore be copied in to any details. It was agreed to ask the Planning Policy Section to clarify the timetable for the Ryde AAP.

Isle of Wight Society Conservation Awards

At its next meeting the Committee would consider whether it would wish to nominate a building for the annual conservation awards of the Isle of Wight Society. This is for the conservation of a building and in 2011 the Town Council’s submission of the Ryde Cemetery improvement project took first prize. All members of the Council would be asked if they have any suggestions for a nomination.

4/13 PLANNING APPLICATIONS

Under delegated authority, no objection had been raised to the following five applications for which comment was required over the Christmas holiday period before the date of this meeting:-

1. P/01720/12 – 24, Pell Lane.

Single storey rear extension to link outbuilding with utility room.

2. P/01722/12 – 7, Victoria Crescent

Single storey/two storey rear/side extension to provide additional living accommodation and porch.

3. P/01765/12 – Highways Depot, Smallbrook Lane

Single storey office building to provide office and welfare facilities, alterations to vehicular access, re-modelling depot/yard area. (Members were shown the plans of this application after the last meeting on 10th December)

4. P/01721/12 – 18, Newnham Road

Retention and completion of vehicular access and hardstanding/turning area.

5. P/01783/12 – Flats 1 to 12 and 13 to 18, Treefields, Binstead Road

Replacement of existing windows, exterior doors, exterior cladding to bay windows and rainwater goods.

The following eight applications were submitted for consideration and comment by the Committee:-

1. P/01827/12 – PNP/31311 – Adjacent 11, Melville Street fronting Nelson Street (North East Ward)

Notification of installation of telecom cabinet.

- The Committee noted that this cabinet had already been installed and

RESOLVED that no objection be raised to the siting.

2. P/01839/12 – TCP/30491/B – 6, Beech Grove (North West Ward)

Removal of car port; single storey extension to enlarge garage.

RESOLVED that no objection be raised.

3. P/01859/12 – TCP/31317 – 33, Woodland View (Haylands Ward)

Demolition of shed; proposed 2 storey side extension to provide additional living accommodation; car port.

RESOLVED that no objection be raised

4. P/01873/12 – TCP/31319 – Land at Blackthorn Close, Wicks Close and Slade Road (South Ward)

Improvements to communal areas to include new bin stores, fencing and boundary treatments; alterations to parking layout; formation of new communal garden.

RESOLVED that no objection be raised to this application which will improve the visual amenities of the area.

5. P/01555/12 – TCP/17568/A – 3, Gladstone Cottages, Hope Road (East Ward)

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

RESOLVED that no objection be raised to the principle of the application but its appearance was queried because of a design inconsistency between a car port with a flat roof and an adjacent garage with a pitched roof.

6. P/01747/12 – TCP/20335/D – Binstead Hall West, Quarr Road (Binstead Ward)
Alterations to convert store room into new entrance to property.

RESOLVED that no objection be raised but it be mentioned that different drawings showed either 2 or 3 steps leading to the proposed entrance

7. P/01788/12 – TCPL/07155/H & P/01789/12 – LBC/07155/G – 58, Union Street (North West Ward)

Consent and LB consent for external alterations to form new entrance to basement level and internal alterations including new staircase.

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

8. P/01879/12 – TCP/31321 – 22, Wray Street (Haylands Ward)

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

RESOLVED that no objection be raised.

5/13 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/01561 & P/01562 LBC – Ryde Castle Hotel, Esplanade.

Retention and completion of internal and external works/repairs to reinstate building following fire damage.

APPROVED – (*TC welcomed the works 12/11/12*)

2. P/01558/12 - 53, Pellhurst Road.

Removal of porch; proposed replacement porch.

APPROVED – (*TC no objection 26/11/12*)

3. P/01620/12 – Numbers 3 to 22 Tandy Close

Proposed front boundary picket fencing

APPROVED – (*TC no objection 26/11/12*)

4. P/01080/12 – Peter Pan's Playground, Esplanade

Demolition of kiosk; proposed single storey building to form new kiosk with associated decking.

APPROVED – (*TC no objection 2/10/12*)

6/13 DATE OF NEXT MEETING – Wednesday 23rd January.

The next meeting had been scheduled to be held on Monday 21st January 2013. However, in accordance with minute 189/12 of 29th October 2012, as the PFI “Roadshow” would be held at Ryde Academy on 21st January and the RTC Finance Committee would be held on 22nd January the Committee had previously agreed that the date of the Planning Committee scheduled for 21st January should be moved to Wednesday 23rd January 2013.

The meeting finished at 7.55 pm.

Signed Dated