



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 25th JUNE 2012 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

Also Present: Councillor Ivor Warlow ,Mr D. Moore and Mrs J. Moore.

In attendance: David Mellor .

TOWN CENTRE BOUNDARIES AND PRIMARY RETAIL FRONTAGES

Mr D. Moore informed the Committee that Councillor Wayne Whittle would attend its next meeting to make a presentation on this subject on behalf of the Ryde Business Association.

103/12 APOLOGIES

Apologies for absence were received from Councillor Tony Zeid. .

104/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 12th June 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

105/12 PROGRESS ON ACTION TAKEN

P/01380/11 Wyndham House, 10, Melville Street

On 28th May the Mayor asked a question on behalf of Mr R. Whitby-Smith as to the planning position regarding the erection of a chipboard balcony at this property. The development of the roof as approved was being constructed in accordance with the approved plans and conditions had been satisfactorily complied with. The timber structure temporarily fixed to the parapet was to prevent workmen from falling over the wall and will be removed when the approved glass balustrade had been erected.

P/01122/11 – Flat 2, Lainston Grange, Appley Road

The Planning Appeal against refusal of consent for raised decking at this property had been refused. The Town Council had objected to this application.

Licensing – Hong Kong Express, Esplanade.

The IWC Licensing (Determinations) Sub Committee had refused an application for an application for a temporary bar for the sale of alcohol during the IW Scooter Rally. The Police and the Town Council had both objected to this proposal.

Quarr Beach – AONB – Enforcement

The Committee had previously been told that the IWC Planning Enforcement Department and the AONB section appeared to have no authority regarding complaints of a fence, decking and notice north of the “Beach Wood” Quarr Road. An application for legal advice from the Association of Local Councils was pending as it was understood that the Town Clerk was raising with the IWC Chief Executive the question of remedies including a possible by-law.

106/12 MEMBER'S QUESTIONS

Councillor David Knowles had requested the Highways Office to send an information pack to ward residents regarding guidance concerning the implementation of white bar lines in the road outside private driveways. He had been told that there were staffing problems which prevented this information being made available but as it appeared that the Highways Authority had a statutory duty to make this provision the Clerk was asked to take this up with Highways and to strengthen the request of Councillor Knowles.

107/12 PLANNING APPLICATIONS

1. P/00766/12 – TCP/0894/B – 21 & 21a, Surrey Street (South Ward) Demolition of building and annexe building; construction of a pair of semi-detached dwellings.

RESOLVED that no objection be made.

2. P/00770/12 – TCP/04184/C – Red Tiles, Buckingham Road (N.W. Ward)

Alterations; conversion of roof space to provide additional living accommodation to include dormer windows on west elevation and dormer windows with Juliet balconies on east elevation.

RESOLVED that no objection be made.

3. P/00789/12 – TCP/31076 – Seagarth, Quarr Road (Binstead Ward) Demolition of garage; alterations; two storey extension on north elevation to provide games room on ground floor with bedroom over to include Juliet balcony on west elevation; single storey extension on south elevation to provide study, utility room, conservatory and enlarged kitchen/breakfast area.

The Committee was concerned to be informed of correspondence from a resident to the IWC stating that the new owners of this property had started work on trees on this site and asking if a tree preservation order had yet been made.

RESOLVED that there is a need for substantive and immediate action to be taken to prevent the future loss of and damage to trees and subject to this taking place no objection be raised to the application.

4. P/00791/12 – TCP/29711/A – 38, Mayfield Road (West Ward) Proposed detached garden building to form summerhouse and workshop.
The Committee was aware that this building would have an area of around 82 square metres.

RESOLVED that objection be made as it is considered that the proposed corrugated fibre cement sheeting would not be aesthetically pleasing but it be asked that, in the event of the workshop proposal being approved, a condition be applied to prevent the use of the workshop for commercial activities and, most especially, for paint spraying or other activities that may give off noxious smells or excessive or disruptive noise such as to disturb the tranquillity of a residential locality and neighbours in their leisure time use of their gardens.

5. P/00480/12 – A/1958/C – Transport Interchange, Esplanade (N.E. Ward)
Retention of 2 non – illuminated fascia signs on footbridge.

RESOLVED that no objection be made.

Councillor David Woodward declared a personal interest in this as he was the Town Council's representative on the Community Rail Partnership.

Councillor Graham Pearce declared an pecuniary interest in this as he had done work for Hovertravel and he abstained from voting.

6. P/00817/12 – TCP/24115/B – Fairways, Quarr Road (Binstead Ward) Demolition of dwelling; proposed detached dwelling with double garage; associated landscaping; alterations to vehicular access (revised scheme)
- (Application P/00885/11 for the demolition of a dwelling and the erection of a replacement dwelling was refused on 19/1/12)
The Committee felt that the proposal appeared to be a significant improvement on the previous application with a better design and reduced height and was concerned at the loss of two trees covered in the report.

RESOLVED that no objection be raised subject to the need for careful supervision by the Arboricultural Officer so that any future damage and loss of trees is kept to a minimum and that non mechanical hand digging be used where tree roots are likely to be exposed.

7. P/00823/12 – TCP/30843/A – 30, Grange Avenue (West Ward) Retention of raised platform, access steps, balustrading and privacy screen (revised scheme)
- (In January 2012 the Committee raised no objection to application P/01826/11 for the retention of the raised deck area on the rear elevation of this property.)

RESOLVED that no objection be made.

108/12 PLANNING DECISION

The following planning decision made by the IW Council and the Town Council's comments during the consultation process was noted :-

P/00503/12 – Liz Earle Union Store, 22, Union Street – Listed building consent for repainting front façade including shop front. APPROVED (*TC no objection 15/5/12*)

109/12 TOWN CENTRE BOUNDARIES AND PRIMARY RETAIL FRONTAGES

At its last meeting the Committee was informed that as part of the Ryde Area Action Plan process, the IW Council was reviewing the boundaries of both the town centre boundaries and the primary retail frontages. A survey of the non residential uses in and around the town centre forms part of an 18 page consultation paper, copies of which were forwarded to all Town Councillors on 5th June and which contained six main questions regarding Ryde on pages 5 and 6 upon which the Planning Policy Section would welcome the Town Council's views along with any other observations.

The Policy Section had agreed with the Committee's request for an extension of time until after this meeting to enable it to formulate its views and to respond to the questions. Councillor Wayne Whittle would present the views of the Ryde Business Association after its meeting on 4th July and some of the thoughts of this Committee are set out in the attached **APPENDIX**.

At 8.00 pm Councillor David Knowles left the meeting.

110/12 CONFIDENTIAL SESSION

RESOLVED that the Committee should move into confidential session and exclude members of the public during consideration of the following item because of the confidential nature of the business to be discussed.

111/12 CHAMBER OF COMMERCE MASTERPLAN

The Committee considered a confidential briefing note regarding the Chamber of Commerce Master Plan.

RESOLVED TO RECOMMEND that since Ryde Town Council agreed to be part of the Master Plan Development Programme the context has changed with the advent of new planning legislation. It is the view of Ryde Town Council that it would not now be appropriate for the Town Council to be contributing financially to the work of the Master Plan Development Team.

In consequence of the above Ryde Town Council agrees to notify the Chamber of Commerce of its withdrawal of funding support for the development of the Master Plan.

Ryde Town Council values the work of the Chamber in developing a Master Plan and looks forward to engaging with the process in its role as an independent statutory consultee.

112/12 DATE OF NEXT MEETING

The next meeting has been scheduled to be held on Monday 9th July.

The meeting finished at 8.35 pm.

Signed Dated