



RYDE TOWN COUNCIL

Town Hall Chambers
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8th May 2012

TO: All members of RYDE TOWN COUNCIL

Dear Councillor,

Members who will be elected to the Planning Committee at the Annual Town Council meeting on 14 May are hereby requested to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **TUESDAY 15th MAY 2012** 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. **ELECTION OF CHAIRMAN**
To elect the Chairman.
2. **ELECTION OF VICE CHAIRMAN**
To elect the Vice Chairman.
3. **APOLOGIES**
To receive apologies for absence.
4. **DECLARATIONS OF INTEREST**
To receive any declarations of interest.

5. MINUTES

To take as read and confirm as accurate, the minutes of the meeting held on 30th April 2012.

6. ISLAND PLAN CORE STRATEGY HOUSING FIGURES AND RYDE

To welcome Mr Ollie Boulter, Team Leader, Planning Policy, Conservation and Design, IW Council. Mr Boulter has kindly agreed to discuss this matter and answer questions from Town Councillors. Members were invited to raise any questions for Mr Boulter through the Committee and the following questions were raised at its last meeting , the focus being not so much the target figure of 2,100 additional dwellings but more what kind, where, who for and their effect on flooding:-

What is meant by the term 'affordable home' ?

How many people are currently on the waiting list for homes in Ryde ?

Where are these people currently residing ?

How many vacant properties are there in Ryde in the various categories ?

Do we have shortages/excess of certain kinds of properties in Ryde, please identify ?

Please talk us through the 'SHLAA' list and the implications for these potential development sites and the processes for progressing them into 'live' development sites – can we remove some of these sites on the list ?

Flooding risks – Monkton Mead Brook, tributaries and outfall. Councillors have deep rooted concerns over sites that can impact on the currently identified flood plain. What safeguards/assurances will be provided when applications come forward for consideration ?

What will happen if the target figure of 2,100 dwellings is reached before 2027 ?

7. PROGRESS ON ACTION TAKEN

8. MEMBERS' QUESTIONS

9. PLANNING APPLICATIONS

1. P/00466/12 – TCP/27642/D (Binstead Ward) -Kingarth House, Church Road, Binstead – Demolition of conservatory, detached annexe building and outbuildings; proposed single storey side extension to form double garage; conservatory; raised terrace; detached outbuilding to form annexed accommodation (revised scheme)

2. P/00503/12 – LBC/11325/R (North West Ward)- 22, Union Street – Listed Building Consent for repainting front façade including shop front. (Liz Earle Union Store)

3. P/00516/12 – TCP/01676/K (South Ward) – Land rear of 34, High Street, Oakfield – Outline for 8 dwellings with parking and vehicular access off High Street.

4. P/00528/12 – TCP/12304/C (South Ward) – 27, St. Johns Road – Continued use of former shop premises for residential purposes.

5. P/00561/12 – TCP/08350/B (North West Ward) – Beardsalls, 2, High Street – Alterations to rear elevation at first and second floor level to include replacement windows, new French doors, new railings and provision of roof garden.

10. PLANNING DECISIONS

To receive and note the following planning decisions and the Town Council's comments (*shown in italics*).

1. P/00155/12 – Kevars Café, 49, High Street – Variation of conditions to allow use as restaurant with take-away (use classes A3 & A5) opening until 2300 hrs. APPROVED – (TC no objection 19/3/12)

2. P/00211/12 – Redworth House, Appley Road - Demolition of sunroom; proposed alterations and 2 storey extension on rear elevation to enlarge living accommodation; replacement canopies. APPROVED – (TC no objection 19/3/12)

3. P/00261/12 – 24, Pell Lane – proposed 1.8m high close boarded fence along the southern boundary of the site. REFUSED – (TC no objection subject to Highways observations 19/3/12)

4. P/00271/12 – 56, Hamilton Road – Alterations to include demolition of porch; two storey rear extension to provide enlarged bedroom with store room at lower ground floor level; balcony with external stairs APPROVED – (TC no objection subject to refusal reasons for previous scheme being met 19/3/12)

5. P/00279/12 – Land adjacent to Community Centre, St. Johns Hill –Demolition of garages/outbuildings; construction of a terrace of 3 dwellings and a pair of semi detached dwellings with pedestrian access. APPROVED – (TC no objection but expressed concern at lack of parking 3/4/12)

11. LOCAL DEVELOPMENT ORDER

This is the first notification of an LDO from the IW Council. It is proposed to make an order to grant permission for the installation, alteration or replacement of roof mounted renewable energy systems on any industrial, business or commercial buildings at Ryde Business Park, off Great Preston Road. It sets out conditions for the use of solar energy systems and will last for a period of 5 years.

12. LICENSING

39486 – Western Gardens, Esplanade, Ryde. Nicola Hill of “The Proper Pasty Co.” has asked to trade selling pasties from a vehicle on the Western Gardens from Friday 23/8 (9 -19 hrs) Saturday 24/8 (9 – 19) Sunday 25/8 (9 – 17) and Monday 26/8 (9 – 17 hrs)

Hong Kong Express – Esplanade, Ryde. An application has been received for a variation of premises licence but no details have been found on the Licensing Website. Licensing have been asked how it will affect Ryde and a report will be made to the Committee.

83781 – Simeon Street Recreation Ground. Christopher Slann has applied for a premises licence to play live and recorded music and perform dancing on Saturday 30th June from 1300 hrs to 2100 hrs. The ground will be open to the public from 1200 hrs to 2130 hrs and the New Carnival Company will be performing around Ryde Streets between 1500 hrs and 1700 hrs.

13. HIGHWAYS

Proposed diversion of Footpath R57 at Busy Bee Garden Centre, Brading Road. – Following consideration of a Safety Audit carried out by Mayer Brown at the request of the Highway Authority, on 16th April the Committee resolved to inform the IWC Rights of Way Officer that the its understanding of the situation is that the proposed diversion of the footpath appears to be dangerous and that it would prefer the retention of the existing route between point A and point B or an alternative that does not put the footpath out onto a roundabout as it does not believe that the option between point C and point A is safe. The Rights of Way Department does not agree with this view and is proposing to go ahead with the diversion order but has asked if the Town Council would raise objection to this.

14. DATE OF NEXT MEETING

The next meeting has been scheduled to be held on Monday 28th May. Successive meetings will be held on 12th and 25th June 2012.

Planning Applications can be viewed 30 minutes before the meeting and are on line at www.iwight.com/planning and licensing applications can be viewed at www.iwight.com/licensing .