



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 12th NOVEMBER 2012 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Councillors Conrad Gauntlett, David Knowles, Graham Pearce, Debbie Taylor, David Woodward (Mayor) and Tony Zeid.

Also Present: Mr David Moore, Mrs Jill Moore and Mr P. Warren.

In attendance: David Mellor .

192/12 APOLOGIES

An apology for absence was received from the Chairman, Councillor Tim Wakeley and the Chair was taken by the Vice Chairman, Councillor Conrad Gauntlett.

193/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 29th October 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

194/12 PROGRESS ON ACTION TAKEN

Rosemary Common

It was agreed that the preferred date for the meeting with IWC Parks and Beaches Officer, Matthew Chatfield, would be Thursday 29th November at 3pm.

P/01394/12 – 22, Upper Highland Road

Amended plans had been received for this application to which the Committee objected on 15th October.

Swanmore Middle School

The IWC Surveyor was near to agreeing the sale of this site to a developer who had intended to carry out the residential development for which planning consent had been obtained and to which the Committee had previously raised no objection.

195/12 MEMBERS' QUESTIONS

Liz Earle Business – Concern was expressed at the future of this business as staff numbers were being cut.

Monkton Meade Brook – Last year the Environment Agency had been asked to clean out the Brook .Work had been carried out to the beach outfall and 2 pumps used recently with no flooding.

Retail Use - Councillor Tony Zeid mentioned a change of use of premises in upper High Street, just south of the former Baby Needs Shop from the sale of washing machines and white goods to a convenience store. However , it was thought that this was still class A1 (retail)

196/12 PLANNING APPLICATIONS

1. P/01425/12 – TCP/15704/E – 94, High Street (South Ward)
Demolition of outbuilding; alterations; conversion of first floor to form flat.

RESOLVED that no objection be made.

2. P/01476/12 – TCP/27903/B – Sans Souci, East Hill Road (N.E.Ward)
Retention and completion of two storey rear extension and balcony on rear elevation to front porch; render of external walls (revised scheme)

RESOLVED that no objection be made.

3. P/01459/12 – TCP/16532/V – Land adjacent to Clark Masts, 20, Ringwood Road (West Ward) Replacement of planning permission (P/02897/06 – TCP/16532/N: Outline for 2 terraces of 4 houses and block of 12 flats with parking) in order to extend the time limit for implementation.

RESOLVED that no objection be made.

The Chairman , Councillor Conrad Gauntlett declared a personal and pecuniary interest in the following application as the site was close to property in his ownership. He left the meeting during discussion of this matter when Councillor Debbie Taylor took the Chair.

4. P/01529/12 – TCP/05746/U – Part OS Parcels 1238, 0135 and 0952, Land between Weeks Road and Ashey Road (Haylands Ward)
Replacement of planning permission (P/01934/09 – TCP/05746/T: replacement of planning permission (P/02481/03 – TCP/05756/N: outline for residential development) in order to extend the time limit for implementation.
(The site would have access from Woodland View, off Swanmore Road and had previously been advertised for sale with outline permission for 230 new dwellings.)

RESOLVED that objection be raised as there have been some changes since the original consent P/02481/03 was granted on appeal and that some of the 29 conditions about reserved matters or details would be difficult to comply with. The new Haylands School opened this year with higher pupil numbers than Swanmore School[with access through Ashey Road which has had increased traffic flows. It is now felt that the only access to the site through Woodland View is too narrow and inadequate for the traffic that would be generated, including site traffic and large emergency vehicles and cause nuisance for residents of Woodland View.

There is concern at the sustainability of up to 230 proposed properties which could cause additional surface water run off into Monkton Mead Brook which has had a history of flooding. The site is also important for nature conservation and the owners had removed an ancient hedgerow in 2010 without consent.

Councillor Conrad Gauntlett returned to the meeting.

5. P/01559/12 – TCPL/00978/V & P/01560/12 – LBC/00978/U – Ryde Castle Hotel, Esplanade (N.E.Ward)

Retention and completion of internal and external repairs and new works to reinstate building following fire damage, to include new entrance porch canopy; new lantern roof light, new flat roof canopy, alterations to fenestration, reconfiguration of external fire escape, new lift shaft, new roof, new bin stores, walk-in fridge/freezers, hard and soft landscaping, boundary, fencing, single storey rear extension, new pitched roof over kitchen, new pedestrian entrance; access ramp.

RESOLVED that these works including the restoration of original features of the building be welcomed and any requirements of the Conservation Officer be complied with.

6. P/01561/12 – TCPL/00978/X & P/01562/12 – LBC/00978/W - Ryde Castle Hotel, Esplanade (N.E. Ward)

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

RESOLVED that these works be welcomed.

197/12 PLANNING DECISIONS

The following planning decisions and the Town Council's comments during the consultation process were noted:-

1. P/01248/12 – Waterside Pool/Café, Esplanade

External alterations to include provision of new surface over existing courtyard; new window to staff office; seating; proposed fence within courtyard.

APPROVED (TC support this 17/9/12)

2. P/01250/12 – Waterside Pool/Café , Esplanade

Proposed advertising board.

APPROVED (*TC no objection 17/9/12*)

3. P/01205/12 & P/01267/12 LBC – The Penthouse, Prince Consort, 19 St Thomas Street – LBC for one dormer window.

APPROVED (*TC no objection subject to comments of Conservation Officer 17/9/12*)

4. P/01254/12 – Red Tiles, Buckingham Road

Alterations; conversion of roof space to provide additional living accommodation to include dormer windows on east and west elevations.

APPROVED (*TC no objection 17/9/12*)

5. P/01064/12 – 1, Binstead Hall, Quarr Road

Alterations to existing glazed roof lantern; provision of 2 new roof lanterns; replacement porch; new balcony at first floor level on south and north elevations alterations to fenestration.

APPROVED (*TC no objection in principle but concern at it could lead to a loss of privacy and light for neighbours 17/9/12*)

6. P/01038/12 – Sealands, Buckingham Close

Alterations; single/two storey rear extension to provide additional living accommodation; decking.

APPROVED (*TC no objection 6/8/12*)

7. P/01348/12 – 145, High Street

Retention of externally illuminated double sided sign for Funeral Directors.

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

8. P/00/817/12 – Fairways, Quarr Road

Demolition of dwelling; proposed detached dwelling with detached garage; associated landscaping; alterations to vehicular access.

APPROVED by IWC Planning Committee. (*TC objected on size and threat to trees 4/9/12 and RTC Committee Chairman spoke against application in IWC Committee*)

198/12 PLANNING APPEAL

The Committee noted that an appeal had been lodged against the refusal of consent for application P/00342/12 for development at Rye House, Playstreet Lane. The proposal was to convert the dwelling to form 4 sheltered housing units, outline for sheltered housing scheme of 2 blocks of 4 flats and 2 bungalows, alteration of vehicular access. Outline for a pair of semi detached houses with parking. In April 2012 this Committee objected for 5 reasons.

199/12 DATE OF NEXT MEETING

The meeting finished at 7.48 pm and the next meeting will be held on 26th November.

Signed

Dated