



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 29th OCTOBER 2012 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

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

In attendance: David Mellor .

183/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 15th October 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

184/12 PROGRESS ON ACTION TAKEN

Quarr Beach AONB complaints and suggested Right of Way

In order to take this proposal further as a remedy to preserve public access along the beach the IWC Rights of Way Officer, Darrel Clarke asked the Land Registry who owned the beach between high and low water mark and found that the owner of the property in question also had title to the foreshore in the vicinity of the old and new signs, although it was possible that the Crown owned other parts of the foreshore at Quarr. Guidance was given if a member of the public wished to make application for a modification order to add a route along Quarr Beach to the definitive map as a public footpath on the basis of presumed dedication . However, this could be difficult in practice because the sea covers the foreshore twice daily and there would be problems in establishing sufficient use of a defined track. The Committee felt that Legal Opinion was required and the IW Association of Local Councils should be consulted.

Rosemary Common future use

Matthew Chatfield, the IWC Parks Beaches and Countryside Officer had been asked to have informal talks with the Town Council to discuss the future use and management of the Common . A meeting would be held at 10 Lind Street when a convenient date had been agreed and it was also suggested that the discussion

could include the future of Upton Recreation Area and any other plots of green land within IWC management.

P/01394/12 – 22, Upper Highland Road

The Committee received and noted a report following a 'phone call from the owner regarding his application to which the Committee objected at its last meeting. The applicant wished it to be put on record that it was not his intention to avoid due planning process by starting works in advance of consent as he believed that the proposal was permitted development. However, this was not the case as consent was required because the development included decking.

185/12 MEMBERS' QUESTIONS

Councillor Graham Pearce reported that an old ice well for storing ice had been found underneath the Royal Victoria Arcade. This room had previously been bricked up and the finding could enhance the listed grading of the building.

186/12 PLANNING APPLICATIONS

1. P/01426/12 – TCP/31234 - 23, Parkway (Binstead Ward)

Single storey rear extension to enlarge accommodation, vehicular access and hardstanding.

RESOLVED that no objection be made.

2. P/01393/12 – TCP/00677/K 125 & 126 High Street (West Ward)

Conversion of ground floor to form a flat (125) and laundrette (126); installation of new and replacement UPVC windows (revised description and re advertised application)

RESOLVED that no objection be made.

3. P/01405/12 – TCP/28011/C & P/01406/12 – CAC/28011/B – Little Copsefield, Copsefield Drive (N.W. Ward)

Demolition of garage; repairs to sea wall to include increase in height; replacement enlarged garage with log store; proposed summerhouse, store/shed, raised deck and new gabion wall.

RESOLVED that it is a matter of concern that many trees are affected by the proposal but no objection is raised subject to tree loss being kept to a minimum and to the IW Council Arboricultural Officer being satisfied that no mature trees of high amenity are to be lost. The Committee also endorses recommendations to protect the habitat of bats in the locality.

Councillor Tony Zeid wished it to be recorded that he voted against this decision.

4. P/01482/12 –TCP/00705/G - 22, Westwood Road (N.W. Ward)

Demolition of utility room; single storey rear extension to provide utility room and family room (revised scheme)

RESOLVED that no objection be raised but note taken of the need for any damage to Westwood Drive to be made good by the applicants to facilitate access for a disabled neighbour.

5. P/01497/12 – A/00237/K - National Westminster Bank, St. Thomas Square (N.W.Ward)

Internally illuminated ATM surround.

RESOLVED that no objection be made.

187/12 PLANNING DECISIONS

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

1. P/01088/12 – Hunters Way, Binstead Hill – Demolition of conservatory, proposed single storey rear extension to form a garden room, raised deck/patio area.
APPROVED – *(TC no objection 20/8/12)*

2. P/01123/12 – Fairhaven Nursing Home, 3, High Park Road – Single storey rear extension to enlarge kitchen and laundry facilities.
APPROVED – *(TC no objection 4/9/12)*

3. P/01177/12 – 45, St Johns Road – Non illuminated hanging sign.
APPROVED – *(TC no objection 4/9/12)*

4. P/01070/12 – The Coach House, Argyll Street – Proposed alterations, change of use and conservatory on rear elevation to form a dwelling.
REFUSED – *(TC no comment 20/8/12)*

5. P/00669/12 – 70, Union Street – Retention of externally illuminated fascia sign.
APPROVED – *(TC no objection 15/6/12)*

6. P/00924/12 & P/00925/12 (LBC) – 32/33 Union Street – Alterations and change of use to form 5 flats.
APPROVED *(TC no objection 17/9/12)*

7. P/01227/12 & P/01228/12 (LBC) – Garfield House, Victoria Street – Internal alterations and conversion of part of existing building (assembly hall) to form 2 flats.
APPROVED *(TC no objection 17/9/12)*

8. P/01207/12 – 6, Beech Grove – Removal of car port; single storey extension to enlarge garage.
REFUSED – No tree survey submitted to assess the impact on trees, particularly a lime tree behind the existing car port *(TC no objection 4/9/12)*

188/12 PLANNING APPEAL

The Committee noted that an appeal had been lodged against a listed building enforcement notice regarding a flue and UPVC windows and doors at 5, St Thomas Street.

189/12 MEETING 21st JANUARY 2003 – DATE CHANGE TO 23rd JANUARY

The PFI “Roadshow” will be held at Ryde Academy on Monday 21st January 2013 and the Town Council Finance Committee was scheduled to be held on Tuesday 22nd January. At the suggestion of Councillor Pearce it was agreed that date of the Town Council Planning Committee scheduled for Monday 21st January be moved to Wednesday 23rd. January.

190/12 LICENSING – “TEN” APPLICATIONS

The Committee noted that aspects of legislation relating to a Temporary Entertainment Notice “TEN” had changed and to summarise, Environmental Health had become a “responsible authority” and are now consulted once a TEN is submitted.

The TEN submitter is able to submit a certain amount of “late “ TEN applications which equate to 5 working days, instead of the 10 Working day requirement which stood previously.

191/12 DATE OF NEXT MEETING

The meeting finished at 7.50 pm and the next meeting will be held on Monday 12th November.

Signed Dated