



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 20th AUGUST 2012 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

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

In attendance: David Mellor .

144/12 APOLOGIES

Apologies for absence were received from Councillors Debbie Taylor and the Chairman, Councillor Tim Wakeley. In his absence the Chair was taken by the Vice Chairman, Councillor Conrad Gauntlett.

145/12 DECLARATIONS OF INTEREST

All Councillors declared a personal interest in item 6.5 relating to application P/01085/12 as the applicant was Councillor Wayne Whittle.

Councillor Graham Pearce declared a personal interest in items 6.1 and 6.3 relating to applications P/01063/12 and P/01072/12 as the applicants were clients of his business.

Councillor Conrad Gauntlett declared a personal interest in item 6.1 relating to application P/01063/12 as he knew the applicant socially.

Councillor David Knowles declared a personal interest in item 6.2 relating to application P/01072/12 as the applicant was a former constituent of his ward, Ryde East.

The Clerk to the Committee, David Mellor, declared a personal interest in item 6.2 relating to application P/01072/12 as he knew the applicant socially and also the owner of 34, Argyll Street, a property adjacent to the site.

146/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 6th August 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

147/12 PROGRESS ON ACTION TAKEN

Diversion of Footpath R 57 , Brading Road. Following the withdrawal of its objection to the diversion of this footpath near the Busy Bee Garden Centre the Committee agreed a minor variation of the proposal so that the diverted path would follow an easier line.

Quarr AONB – Complaints Following the meeting with the IWC Solicitor when possible legal remedies were discussed with a view to improving the situation at Quarr Beach where warning notices, decking and fencing had been erected, the IWC Rights of Way Officer had also been consulted. He felt that it would be extremely difficult to establish a public right of way along the beach for several reasons and a report would be made to the next meeting.

148/12 MEMBERS' QUESTIONS

Councillor Graham Pearce asked if any progress had been made on application P/01563/11 regarding the shop at 6, Monkton Street and a decision had not yet been made. He raised a query about the sale of licensed sales at the premises.

149/12 PLANNING APPLICATIONS

1. P/01063/12 – TCP/10899/F – Aldermoor Farm, Upton Road (Haylands Ward)
Replacement roof with new dormer window on rear elevation.

RESOLVED that no objection be made.

2. P/01070/12 – TCP/05193/H – The Coach House, Argyll Street (N.W. Ward)
Proposed alterations, change of use and conservatory on rear elevation to form a dwelling.

RESOLVED that no comment be made.

3. P/01072/12 – TCP/26502/H – Smallbrook Stadium, Ashey Road (Haylands Ward)
Variation of condition number 2 on P/00058/05 – TCP/26502/A to allow 10 of the 35 occasions for practice sessions between the hours of 11 am and 4 pm and for the remaining sessions to commence at 6.30 pm.

RESOLVED that no objection be made.

4. P/01085/12 – TCP/31164 – 91, Great Preston Road (E. Ward) Demolition of rear single storey extension; proposed single storey rear extension to form additional living accommodation.

RESOLVED that no objection be made.

5. P/01088/12 – TCP/03980/F – Hunters Way, Binstead Hill (Binstead Ward)

RESOLVED that no objection be made.

6. P/01090/12 – TCP/27922/C – 28, Buckland Gardens (N.W. Ward) Alterations; single storey extension to enlarge garage and provide a gym; alterations to roof and provision of dormer window on rear elevation to form study at 1st floor level (revised scheme).

RESOLVED that as it is understood that the owner of 27 Buckland Gardens has a right of way on foot to the beach with small boats or craft objection be raised if it is considered that this application would adversely compromise the width of the access path.

Councillor David Knowles suggested that it would be helpful in cases like this if a computer could be used to obtain an overhead view of properties by using the “google earth” facility.

7. P/01093/12 – TCP/18005/E – 23, Union Road (N.W. Ward) Alterations and conversion of vacant commercial building to form a dwelling including juliet balcony on north elevation.

RESOLVED that no objection be made.

150/12 PLANNING DECISIONS

The following planning decisions made by the IW Council and the Town Council's comment during the consultation process were noted:-

1. P/00480/12 – Transport Interchange, Esplanade – Retention of 2 non-illuminated fascia signs on footbridge.

APPROVED (TC no objection 25/6/12)

2. P/00800/12 – 24, Pell Lane – Proposed 1.2m high close boarded fence along part of south boundary.

APPROVED (TC no objection 9/7/12)

3. P/00791/12 – 38, Mayfield Road – Proposed detached garden building to form summerhouse and workshop.

APPROVED (TC object on materials and possible nuisance to neighbours 25/6/12 but objection withdrawn on 23/7/12 after revised condition and materials submitted)

151/12 HIGHWAYS

Application for siting of tables and chairs - The Committee raised no objection to a request to the Highways Office to site 2 tables and 6 chairs on the footway outside Farmhouse Pantry, 9, Esplanade.

Ryde Traffic Regulation Order 2012 –The Committee received and noted a report on the response of the Highways Office to the comments it made at its last two meetings regarding the consultation at member level on the proposals for this Traffic Regulation Order, prior to it being advertised for public comment.

On Spencer Road, an amended plan had been drawn to reduce the risk of creating a blind spot for motorists.

On Westfield Park the original draft as agreed with the IWC Ward Councillor was not amended.

On Arundel Close the proposals will be unchanged as funding the creation of additional parking spaces was not seen as a priority. However, Ward Councillor David Knowles, who did not support the scheme until additional provision had been made had suggested that he would ask Spectrum Housing if the removal of some garages not used for parking would help the situation.

On St. Johns Wood Road, also not supported by Ward Councillor Knowles at this time, an amended plan had been drawn as it was felt that there is a potential risk of blocking the road should parking be allowed in this location which will in turn aid visibility for those exiting driveways.

152/12 DATE OF NEXT MEETING

The next meeting will be held on Tuesday 4th September and this meeting finished at 8.07 pm.

Signed Dated