



RYDE TOWN COUNCIL

Town Hall Chambers
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4th January 2012

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE
(Copies to all other members of the Council).

Dear Councillor,

You are hereby requested to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **TUESDAY 10th JANUARY 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. APOLOGIES

To receive apologies for absence

2. DECLARATIONS OF INTEREST

To receive any declarations of interest.

3. MINUTES

To take as read and confirm as accurate, the minutes of the meeting held on 12th December 2011.

4. PROGRESS ON ACTION TAKEN

5. PLANNING APPLICATIONS

To receive and consider the following applications:-

1. P/01616/11 – TCP/06207/B – (East Ward)

Pine Copse, Calthorpe Road, Ryde.

Demolition of porch, store and single storey side extension; proposed alterations; two single storey side extensions to provide additional living accommodation; new wood store.

2. P/01807/11 – TCP/30153 & P/01808/11 – (North West Ward)

Former site of Wight Motors, Lind Street, Ryde.

Demolition of vacant garage premises and erection of a 3 storey building to form a 41 bedroom Travelodge Hotel.

3. P/01814/11 – TCP/16336/A –(Binstead Ward)

Land at 21, Newnham Lane, Binstead.

Proposed detached dwelling with vehicular access and parking.

4. P/01826/11 – TCP/30843 – (West Ward)

30, Grange Avenue, Ryde.

Retention of raised deck area on rear elevation.

5. P/01833/11 – TCP/06565/C & P/01843/11 – CAC/06565/D –(North West Ward)

Tighnabruaich, 39, Spencer Road, Ryde.

Demolition of single storey rear and side extensions; proposed alterations and single storey rear and side extensions to enlarge living accommodation; new decked areas on front and rear elevations.

6. P/01799/11 – TCPL/20297/S & P/01800/11 – LBC/20297/R – (North East Ward)

Land adjacent to Calshot House, 1, Belvedere Street, Ryde.

Replacement of planning permission (P/00207/09) and listed building consent (P/00208/09) for demolition of garage and extension; proposed three storey block to form three flats, in order to extend the time limit for implementation.

7. P/01795/11 – AGN/15307/Z – (East Ward)

Bartletts Green Farm, Brading Road, Ryde.

Agricultural prior notification for two polytunnels.

6. PLANNING DECISIONS

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

1. P/01445/11 – 22, Westwood Road, Ryde.

Demolition of outbuilding, single storey rear/side extension to provide utility room and family room.

APPROVED (*TC no objection 31.10.11*)

2. P/01471/11 – 15, Seldon Avenue, Ryde.

Alterations and single storey rear extension to form kitchen/diner; conservatory.
APPROVED (TC no objection 31.10.11)

3. P/01378/11 & P/01380/11 – 3, Wyndham House, 10, Melville Street, Ryde.

Removal of part of roof; proposed roof conservatory to include glass guard rail.
APPROVED (TC no objection subject to Conservation Officer 14.11.11)

4. P/01531/11 – 21, Pellhurst Road, Ryde.

Demolition of conservatory; proposed conservatory on rear extension.
APPROVED (TC no objection 14.11.11)

5. P/01322/11 – Rosemary Vineyard, Rosemary Lane, Ryde.

Single storey extension to existing wine shop to form wine tasting area.
APPROVED (TC no objection 28.11.11)

6. P/01520/11 – Land adjoining 17, Winston Avenue, Ryde.

Detached house with parking and formation of vehicular access off Winston Close.
APPROVED (TC no objection 28.11.11)

7. P/01287/11 – Land adjacent to Cranford House, Binstead Road, Ryde.

Detached house with parking.
APPROVED (TC Object – siting too near boundary and likely to damage tree roots 14.11.11)

7. DELEGATED COMMENTS – DECEMBER 2011.

Authority had been delegated to the Chairman, in consultation with other members of the Council, to comment on any applications requiring a comment before this meeting. All members were informed of the applications and were sent a draft of the suggested comments which have now been sent to the IW Council.

1. P/01657/11 – 56, Hamilton Road, Ryde.

Demolition of porch, alterations, two storey rear extension to provide store at ground floor level – NO OBJECTION

2. P/01664/11 – Beardsalls, 2, High Street, Ryde

Replacement shop front, entrance door for flats at first and second floors, replacement windows at first and second floor level on front elevation.

OBJECT – The proposed alterations are a disappointment to the Town Council who had hoped that the opportunity would have been taken to re-introduce features more akin to the original period of this building, especially the upstairs windows, thus improving the façade and making it less reminiscent of 1950's blandness .

The Town Council hope that the developers will employ a more creative approach to the shop front design and thus improve the ambience of the High Street in the Conservation Area. The current proposal is viewed to :-

1. Be unsympathetic to the character of the original building.
2. Have a negative effect on the setting of a listed building in the Conservation Area.
3. Fail to enhance the appearance of buildings open to the general public ‘

3. P/01718/11 – 1, Northwood Drive, Ryde.

Alterations; single storey side and front extensions to form additional living accommodation and porch. – NO OBJECTION

4. P/01723/11 – 26, Bank Gardens, Ryde.

Alterations and conversion of existing office/workshop to form a dwelling.
NO OBJECTION to the proposed change of use which will enhance the locality. The Town Council asks that the planners and the developers seek to mitigate any sense of overlooking as feared by existing local residents.

5. P/01748/11 – 36, Swanmore Road, Ryde.

Replacement externally illuminated shop fascia sign.
NO OBJECTION to the reduced trough lighting on condition that it is only used when the shop is open and switched off at all other times.

6. P/01748/11 – 2, Hazelmount Paddock, Quarr.

Single storey side extension to provide annexed accommodation.
COMMENT – this is a very substantial extension which may be considered an over development of the site, in excess of 35% of the existing dwelling space. If the proposal is approved the Town Council requests written confirmation of the legal undertaking preventing any future subdivision of the property.

7. P/01622/11 – 16, Monkton Street, Ryde.

Demolition of rear single storey extension; proposed single storey rear extension to form bedroom and dressing area – NO OBJECTION

8. P/01777/11 – 11, Chapel Road, Ryde.

Conservatory and side extension. – NO OBJECTION

8. HIGHWAYS – DIVERSION OF FOOTPATH R57

On 28th November the Committee considered the proposed diversion of a section of footpath R57 near to the main Brading Road by the Busy Bee Garden Centre. It was felt that this proposal would create a danger to pedestrians and cause them to cross the entrance to the garden centre nearer to the Brading Road and create a hazard by encouraging them to cross the main road by the roundabout.

The IWC Rights of Way Officer, Darrel Clarke, has asked the Town Council to give the matter further consideration and to inform him if they would formally object to the making of the diversion order. He has recommended that members should inspect the site and he would meet members there. However, the site is currently wet and if a site visit is not possible he could provide photographs to describe the situation.

9. DATE OF NEXT MEETING

The next meeting will be held on Monday 23rd January 2012

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

