



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 7th FEBRUARY 2012 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

Present: Councillors Graham Pearce, Tim Wakeley (Chairman), David Woodward and Tony Zeid.

Also Present: Mr D.Moore, Mrs J. Moore, Mr P.Warren and 9 residents of the Westwood Road Area interested in Application P/01853/11.

In attendance: David Mellor.

17/12 **APOLOGIES**

Apologies for absence were received from Councillors Conrad Gauntlett and Debbie Taylor.

18/12 **MINUTES**

RESOLVED that the minutes of the Planning Committee held on 23rd January 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

19/12 **PROGRESS ON ACTION TAKEN**

1 – P/01853/11 – Proposed erection of two detached houses with detached garages at Millfield, 29, Queens Road, Ryde.

At the meeting on 23rd January the Committee gave very careful consideration to this application and resolved to raise no objection. At that time the Committee was not aware of any comments which may have been sent to the IWC Planning website. Several objections had since been received from nearby residents and the Committee therefore agreed to take another look at this application. In the circumstances an extension of time for the receipt of any additional comments from the Town Council had been obtained.

Several of the residents of Westwood Road, whose properties neighbour Millfield House, the subject of this application, spoke against the proposal for various reasons, the main concern being that in October 2009, following the refusal of an appeal, the

developer had undertaken extensive tree and shrub clearance on the site. A tree preservation order was then made on the entire site and required replanting had not taken place.

Planning Policy Statement 5 (paragraph HE 7.6 states that where there is evidence of deliberate neglect or damage to a heritage asset in the hope of obtaining consent, the resultant status of the heritage asset should not be a factor taken into account in any decision) – paragraph HE 9.1 states that there should be a presumption in favour of designated heritage assets. Substantial harm to a G2 listed building, park or garden should be exceptional) .

RESOLVED

That the Committee supports the views of the several residents and their collective principal objections to the proposed development and objects to this application by reason of the headings summarised below as it wishes to preserve the valuable historical and natural assets of Ryde and feels that this site requires the protection afforded by virtue of its heritage and recent inclusion in the extended Conservation Area :-

- 1. Site Ecology and Heritage**
- 2. Access**
- 3. Impact on Neighbouring Properties**
- 4. Site Drainage**
- 5. Undesirable Precedent**

2 - Areas of Outstanding Natural Beauty – Quarr

The AONB Officer, Fiona Hanna had agreed to speak to the Committee at its meeting on 6th March regarding the protection of the Quarr AONB.

3 – Suggested Coach “Drop Off “ Point in Victoria Road

Some progress had been made with this suggestion and the Highways Engineer had now been informed that the Ryde Business Association would prefer this facility from 10am to 3pm Monday to Friday.

20/12 PLANNING APPLICATIONS

1. P/01895/11 – TCP/30865 (Binstead Ward)

7, Quarry Stone Close, Binstead.
Proposed conservatory.

RESOLVED that no objection be made.

2. P/01875/11 – TCP/30068/A (Haylands Ward)

Land Adjoining 256, Upton Road, Ryde .
Proposed detached dwelling.

RESOLVED that objection be made as the proposal would be harmful to the character and appearance of the area and would not be sympathetic to its surroundings. It would also generate additional traffic movements from the site.

3. P/01778/11 & P/01779/11 (N.W. Ward)

12, Lind Street, Ryde.

Alterations and LBC for conversion from Office Accommodation to a dwelling with parking

RESOLVED that no objection be made subject to any comments of the Conservation Officer.

4. P/00007/12 – TCP/18340/Y & P/00008/12 – LBC 18340/X (N.W. Ward)

32 – 33 Union Street , Ryde.

Change of use and LBC to form 5 flats.

RESOLVED that no objection be made subject to any comments of the Conservation Officer.

5. P/01838/11 – TCP/29982/D (N.W. Ward)

8, Castle Street, Ryde.

Demolition of garage, proposed two storey building to form shop and store on ground floor with flat over.

RESOLVED that objection be made as the proposal is not in an appropriate locality being in what is normally regarded as a residential street. It prefers the previous residential use as approved in P/00067/10 for the construction of an end of terrace house with courtyard. Concern is also expressed at the loading and unloading arrangements for the proposed retail unit.

21/12 PLANNING DECISIONS

The following planning decisions made by the IW Council together with the comments of the Town Council during the consultation process were noted:-

1. P/01661/11 – P/01661/11 - Land at The Quarry, Binstead Road, Ryde.

Proposed detached dwelling.

APPROVED – (TC no objection 12/12/11)

2. P/01633/11 – 38, Arnold Road, Ryde

Demolition of shed/garage, outline for a pair of semi detached houses with parking, formation of vehicular access and alterations to existing vehicular access.

REFUSED – (TC OBJECT 12/12/11)

3. P/01597/11 –1, Monkton Street.

Replacement of permission P/01872/11 for conversion of dwelling into 3 flats with 2 storey extension.

APPROVED –(TC no objection but concern about drainage 12/12/11)

4. P/01777/11 – 11, Chapel Road.

Conversion and side extension

APPROVED – (TC no objection – delegated)

5. P/01718/11 – 1, Northwood Drive.

Alterations, single storey side and front extensions to form additional living accommodation.

APPROVED – *(TC no objection – delegated)*

6. P/01622/11 – 16, Monkton Street

Demolition of rear single storey extension; proposed single storey rear extension to form bedroom and dressing area.

APPROVED – *(TC no objection – delegated)*

7. P/01664/11 - Beardsalls, 2, High Street

Replacement shop front, entrance door for flats at 1st & 2nd floors, replacement windows at 1st & 2nd floor level on front elevation.

APPROVED – *(TC strong OBJECTION on design in conservation area – delegated)*

22/12 DATE OF NEXT MEETING

The next meeting will be held on Monday 20th February 2012

The meeting concluded at 8.30 pm.

Signed Dated2012