



RYDE TOWN COUNCIL

Town Hall Chambers
10, Lind Street
Ryde IOW
PO33 2NQ

Email: administration@rydetowncouncil.gov.uk

17th July 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 **MONDAY 23rd JULY 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 9th July 2012 .

4. PROGRESS ON ACTION TAKEN

5. MEMBERS' QUESTIONS

6. PLANNING APPLICATIONS

1. P/00865/12 – TCPL/08396/D & P/00866/12 – LBC/08396/D – 12, Lind Street (N.W. Ward) Demolition of rear extension; proposed alterations; change of use from office accommodation to a dwelling and two storey rear extension to provide additional living accommodation including self-contained annex accommodation at basement level (revised scheme)

2. P/00898/12 – TCP/00677/H – 125 & 126, High Street (West Ward)- Alterations and conversion of ground floor retail areas to form two flats. (former Baby Needs Shop)

3. P/00911/12 – TCP/31116 – Percy House, Canoe Lake Road (N.E. Ward) Replacement of 10 wooden framed windows with upvc double glazed units.

4. P/00932/12 – TCP/10899/E – Land at Aldermoor Farm, Upton Road (Haylands Ward) Variation of condition no 3 on P/01986/04 – TCP/10899/C to allow the rehabilitation treatment centre to be used for the treatment of human patients.

5. P/00946/12 – TCP/28013/E – 115, High Park Road (East Ward) – Replacement of planning permission (P/00699/07 – TCP/28013/A: Part demolition of house; outline for 2 storey detached dwelling with vehicular access and parking (revised scheme), in order to extend the time limit for implementation.

6. P/00948/12 – TCP/31129 – 11, Waterloo Crescent (West Ward) – Demolition of conservatory; proposed alterations and single storey rear extension to form kitchen /dining room; three velux roof lights on front elevation.

7. P/00957/12 – TCP/13043/L – 26, Bank Gardens (West Ward) – Conversion of existing workshop/office to form a dwelling (revised scheme)

7. PLANNING DECISIONS

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

1. P/00337/12 – The Farriers, Pitts Lane – Replacement windows, doors and cladding. APPROVED (*TC no objection 28/5/12*)

2. P/00534/12 – Grace Church, Marlborough Road – Construction of storage shed. APPROVED (*TC no objection 12/6/12*)

3. P/00601/12 – Outside 72, West Hill Road – Telecom Cabinet. APPROVED (*TC no objection 28/5/12*)

4. P/00595/12 – Outside 6 – 9, High Street – Telecom Cabinet
APPROVED (TC no objection 28/5/12)

5. P/00600/12 – Rear of St Thomas Church and opposite 5 St Thomas Street
Telecom Cabinet APPROVED (TC no objection 28/5/12)

6. P/00659/12 – 22, Newport Street – Change of use from St John Ambulance training hall to form a boxing club for Ryde Amateur Boxing Club.
APPROVED (TC support application 12/6/12)

7. P/00576/12 – 156/158 High Street – 2 internally illuminated fascia signs; 1 internally illuminated projecting sign. 1 non illuminated fascia sign. (Peacocks Store to be Poundland) REFUSED (TC object to internally illuminated signs 28/5/12)

8. P/00572/12 – 9, Binstead Hill – Lawful development certificate for continued use of access and hardstanding. APPROVED (TC no objection subject to Highways 12/6/12)

9. P/00671/12 – The Crest, Corbett Road – removal of parapet on front elevation; alterations to existing roof to form eaves and provide roof light on front elevation.
APPROVED (TC no objection 12/6/12)

10. P/00581/12 – 3, St. Johns Hill – Change of use of property from retail to residential . APPROVED (TC no objection 12/6/12)

11. P/00672/12 – 17, St Johns Avenue – Alterations; single storey rear extension to provide additional living accommodation; re – siting of greenhouse.
APPROVED (TC no objection subject to flat roof not being used as a balcony and cause overlooking 12/6/12)

8. P/00791/12 – SUGGESTED CONDITION

On 25th June the Committee objected to an application for a large detached garden building at 38, Mayfield Road as it did not like the corrugated fibre cement roof sheeting and were concerned at noise and nuisance from the workshop. The Case Officer has suggested a condition to ensure that the building would be used for purposes incidental to the enjoyment of the existing dwelling house and not for industrial or commercial purposes. It is hoped that samples of materials will be available and the Committee is asked if it wishes to reconsider its decision ?.

9. HIGHWAYS – TRAFFIC REGULATION ORDER

The Town Council is asked if it does or does not support proposed changes to the Ryde Traffic Regulation Order 1/2012 before the IW Council formally advertises it. Copies of plans were sent to members of the Committee on the day of its last meeting and consideration was deferred to this meeting to allow more time and for other members of the Town Council to have the opportunity for comment.

There are 6 plans that are currently covered by temporary orders which exist on street:-

1. East Hill Road
2. Lind Street and Market Street
3. Argyll Street
4. Dover Street x 2
5. West Street and Swanmore Road

Additional new proposals are proposed at :-

6. Appley Road
7. Arundel Close
8. Circular Road
9. Edward Street
10. Great Preston Road
11. Meaders Road
12. Oakfield High Street and Oakvale
13. Partlands Close
14. Player Street
15. Reed Street
16. Somerset Road.
17. Spencer Road
18. St John's Wood Road
19. Victoria Street 1
20. Victoria Street 2
21. Westfield Park - (Mr Peter Bourne of the Westfield Park Residents Committee has asked to speak on this proposal)

Plans and details of the proposals will be forwarded to all members of the Council.

Two more proposals for the following roads have been added to the list as it was first thought that they were within the neighbouring Parish Council and the details will be made available before the meeting:-

22. Pitt Street
23. Southfield Gardens

10. DATE OF NEXT MEETING

The next meeting will be held on Monday 6th August.

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