



RYDE

TOWN COUNCIL

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

Email: administration@rydetowncouncil.gov.uk
9th October 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 15th OCTOBER 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 2nd October 2012 .

4. PROGRESS ON ACTION TAKEN

5. MEMBERS' QUESTIONS

6. PLANNING APPLICATIONS

1. P/01373/12 – A/2601 & P/01374/12 – LBC/23503/N – Ryde Superbowl, Esplanade (N.E. Ward) Four externally illuminated signs positioned on corner towers.

2. P/01392/12 – TCP/18005/F – 23, Union Road – (N.W. Ward)
Alterations and conversion of vacant commercial building to form a dwelling to include extension at 2nd floor level with balcony and juliet balcony at 1st floor level on north elevation (revised scheme)

3. P/01394/12 – TCP/31233 -22, Upper Highland Road – (E. Ward)
Retention and completion of detached building to provide annexed accommodation.

4. P/01393/12 – TCP/00677/K – 125 & 126 High Street – (W. Ward)
Conversion of ground floor to form a flat (125) and laundrette (126) – (previously Baby Needs shop)

5. P/01410/12 – TCP/09120/S – Flat 5, Cluntagh, Corbett Road – (Haylands Ward)
Conversion of ground floor flat to form two one bedroom flats.

7. PLANNING DECISIONS

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

1. P/01085/12 – 91, Great Preston Road
Demolition of rear single storey extension and proposed single storey rear extension to form additional living accommodation.
APPROVE (*TC no objection 20/8/12*)

2. P/00871/12 – 6, Marlborough Road
Replacement of planning permission (P/00446/09 for renewal of bungalow and garage)
APPROVE (*TC no objection 9/7/12*)

3. P/01214/12 – 7b, Pellhurst Road
Additional window at first floor level on south elevation
APPROVE (*TC no objection 4/9/12*)

4. P/01090/12 – 28, Buckland Gardens – Alterations; single storey extension to enlarge garage and provide a gym; alterations to roof and provision on dormer window on rear elevation to provide a study at 1st floor level.
APPROVE (*TC object 20/8/12 if right of access of neighbours to beach is compromised by reduced width of access path*)

At the last meeting members asked if the neighbours could still exercise their rights of access and the Case Officer has said that the proposal has been revised so that it would only marginally intrude into the existing access. This right of access is a civil matter and not a material consideration that should affect the determination of this application. However, it was considered that the proposal would not harm the enjoyment of neighbouring properties.

8. PLANNING APPEALS

P/01633/11 – 38, Arnold Road

The appeal against refusal of consent for the erection of a pair of semi detached houses with vehicular access was **DISMISSED**. The proposal was accepted in principle but not allowed by reason of the loss of outlook and light because of the scale and siting of the proposal which would affect the living conditions of the occupier of no. 36.

(In December 2011 the TC objected to this “tandem development” which would be out of character with other properties in the road and contrary to PPG 3 regarding development of garden land)

P/01707/11 – 40, St. Thomas Street

The appeal against refusal of consent for the change of use from bedsits to 5 self contained flats was **DISMISSED**. The IWC raised no objection to the conversion of the upper four floors into 4 self contained flats for which consent was granted. However, the proposed use of the lower ground floor as a self contained flat would result in poor outlook and natural light levels and therefore provide unacceptable living conditions for future occupiers

(In December 2011 the TC raised no objection subject to any requirements of the Conservation Officer)

9. DATE OF NEXT MEETING

The next meeting will be held on Monday 29th October.

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