



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 16th APRIL 2012 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

Present: Councillors Conrad Gauntlett, David Knowles (Mayor), Graham Pearce, Tim Wakeley (Chairman) and David Woodward.

Also Present: Mr P. Warren, Mr A. Foulkes, Mr and Mrs W. Horne, Mr and Mrs D. Thackrar and one other member of the Public.

In attendance: David Mellor .

53/12 APOLOGIES

Apologies for absence were received from Councillors Debbie Taylor and Tony Zeid.

54/12 DECLARATIONS OF INTEREST

Councillor Conrad Gauntlett declared a personal interest in the Island Plan Core Strategy as it was possible that land in his ownership might be affected by future proposals.

55/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 3rd April 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

56/12 PROGRESS ON ACTION TAKEN

Island Plan – Core Strategy

Following its recent adoption by the IW Council two copies of the plan had been received. An Office Copy was available for reference at 10 Lind Street and a Working Copy can be lent to any member on request to the Clerk.

The Planning Policy Unit intends to undertake background work to inform the development of the Area Action Plan.

It will be for the IWC to sign off final outputs and only to use agreed final outputs to inform policy development.

It was the role of the IWC as LPA to produce the submission draft and final versions of the Ryde Area Action Plan.

The Policy Unit would provide the Town Council with a clear understanding behind the 2100 units set out in policy SP2 of the core strategy and details of the evidence that underpinned this.

At a Core Strategy Briefing held at County Hall on 12th April the Policy Officer said that it was expected to conclude the Ryde Area Action Plan towards the end of 2013. Members asked how the AAP process will be carried out and agreed to invite the IWC Planning Policy Officer to talk to the Committee about this.

Monkton Mead Brook

The Environment Agency had been informed that whilst it appreciated the sand hole repairs and beach culvert outlet repairs currently undertaken, the Committee was concerned that other work needed to be carried out and the Monkton Mead Brook with its feeder stream by the Quarry Road allotments cleaned of obstructions. The Agency had been asked what further work it intends to do to reassure the Town Council and its residents that the drainage system will be improved to prevent future flooding.

Harcourt Sands Development

Following the wish of the Committee that it be consulted on the future of Harcourt Sands the Clerk to Nettlestone and Seaview Parish Council had confirmed that in view of the Parish Council's involvement with the Town Council on the Harcourt Sands Working Party, it would not be considering the future of this site without the Town Council.

57/12 MEMBERS' QUESTIONS

Councillor Gauntlett mentioned complaints of work to trees by the Swanmore School site to make way for bus stops. This was included in the approved scheme to redevelop the former Middle School and to provide a new Primary School building south of Bettsworth Road.

Councillor Gauntlett had also spoken to the IW Council Tree Officer, J. Willis who was considering the making of a Tree Preservation Order to protect all trees in the Quarr Area of Outstanding Natural Beauty. Progress on this would be checked.

58/12 PLANNING APPLICATIONS

1. P/00342/12 – TCP/30953 (West Ward)

Rye House, Playstreet Lane, Ryde.

Proposed conversion of dwelling to form 4 sheltered housing units; outline for sheltered housing scheme comprising 2 blocks of 4 flats and 2 bungalows; alterations to vehicular access; outline for a pair of semi detached houses with parking and formation of vehicular access.

RESOLVED that the concerns of residents be supported and objection be made to this application because:-

1. The combined sewerage system for this area has been the cause of past blockages and is likely to be inadequate to serve the proposed development.

2. The water table for this area is comparatively high as shown during recent dry weather conditions and the proposals could affect the surface water drainage.
3. The narrow access from Playstreet Lane will be the subject of many extra vehicular movements. It is a busy lane, used by school children and it is asked if there is a more suitable situation for access and egress. Problems with the use of the access by emergency service vehicles are envisaged and vehicles using the proposed two semi detached houses should be able to enter and exit the properties in forward gear.
4. The site is well known for its ecology and wildlife, including badgers, bats and red squirrels and a development of this size will encroach the 30 metre badger exclusion zone.
5. It would result in the extensive use of garden land and concern is expressed that protected trees could be damaged or lost to the detriment of the visual amenities of the area.

2. P/00357/12 – TCPL/24981/D & P/00358/12 – LBC/24981/C (N.W. Ward)
60, Spencer Road, Ryde.
Single storey extension on front elevation to provide orangery.

RESOLVED that no objection be made.

3. P/00375/12 – A/02592 (N.W. Ward)
Eyeland Optical, 2, St Thomas Square, Ryde.
Replacement sign writing (for French Franks) to existing fascia board.

RESOLVED that no objection be made.

4. P/00376/12 & P/00377/12 – TCPL/29036/C (N.W. Ward)
2, St Thomas Square, Ryde.
Change of use of empty premises from A1 (Retail) to A3 (Restaurants & Cafés) and A5 (Hot Food Take-away); Signage, replacement fabric to existing awnings;
Installation of 2 air conditioning units.

RESOLVED that no objection be made.

5. P/00389/12 – TCP/04655/X (East Ward)
Vectis Animal Feeds, Prestwood Dairy, Smallbrook Lane, Ryde.
Change of use to class B1 (Business) and class B8 (Storage and Distribution)

RESOLVED that no objection be made.

6. P/00400/12 – TCP/02932/M (N.W. Ward)
Larkwise, 36, Westwood Road, Ryde.
Demolition of existing dwelling; proposed detached dwelling (revised scheme)

RESOLVED that no objection be made and the proposed light colour of the walls is considered to be suitable but it is requested that if approved, a condition should require that any future changes to the wall colouring should be subject to the approval of the Planning Officer.

7. P/00412/12 – TCP/04599/M (N.W. Ward)

23a, Union Street, Ryde.

Removal of condition no. 3 on TCPL/4599D/M/9935 (dated June 1991) which required space for the parking of 6 cars to be provided (on the rear yard which has access from Union Road).

RESOLVED that the Committee recognises the problems with access and parking in Union Road but does not object to the removal of the 1991 condition.

59/12 PLANNING DECISIONS

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

1. P/01749/11 – 2, Hazelmount Paddock, Quarr.

Single storey extension to provide annexed accommodation.

APPROVED (TC no objection to revised scheme 6/3/12)

2. P/00117/12 – 26, Ratcliffe Avenue, Ryde.

Demolition of rear extension, alterations, single storey rear extension to form kitchen and breakfast room.

APPROVED (TC no objection 20/2/12)

3. P/01918/11 – 62, High Street, Ryde.

Change of use from retail to residential letting agency.

APPROVED (TC no objection 6/3/12)

4. P/00130/12 – The Oaks, Church Road, Binstead

Replacement enlarged roof to provide additional living accommodation within roofspace to include balcony on rear elevation; replacement roof to conservatory.

APPROVED (TC no objection 6/3/12)

5. P/00157/12 – 15 & 16 High Street and land rear of 13 – 16, High Street, Ryde.

Demolition of garden wall and 2 storage buildings; conversion of offices and storage areas to form one dwelling; conversion of upper floors to provide 4 flats; 2 storey building to form 2 retail units and 4 flats.

APPROVED (TC registered it concern at demands on parking 6/3/12)

6. P/00308/11 – Tredegar House, 15, Wood Street, Ryde.

Demolition of section of boundary wall, formation of vehicular access and hard-standing including construction of new pier and shed.

REFUSED (TC Object 5/4/11 as detrimental to street scene and would lose street parking space)

60/12 LICENSING

039102 – Ryde Kebab House, 5, High Street.

An application had been received from Mr Musa to vary the premises licence by extending the hours for the provision of indoor late night refreshment from midnight to 0130 on Thursdays, 0300 on Fridays, 0300 on Saturdays and 0130 on Sundays.

RESOLVED that no objection be made.

039122 – 125/126 High Street – (Formerly Babyneeds)

An application had been received from Devson Ltd of for a premises licence for this property, which would be a local convenience store providing off licence sales . It is proposed to be open between 0700 and 1100 Monday to Sunday.

RESOLVED that no objection be made, subject to any requirements of the Police.

61/12 FOOTPATH DIVERSION – R57 – BRADING ROAD

Following deferment of consideration of the proposed footpath diversion south of the Busy Bee Garden Centre a Stage 3 Road Safety Audit had been carried out by the design Section of Mayer Brown Limited at the request of the Highway Authority.

To improve the safety in the vicinity of the proposed diversion it is recommended:-

1. That a chevron sign be provided at the Roundabout Central Island facing the Garden centre egress.
2. Regarding the visibility splay on the S.W. quadrant of the site access, some hedging had been planted and this should be removed and replaced with either low level ground cover planting or grass. Also, to backfill/grade the area of splay to form a flush edge level with the back of the adjacent footway.

RESOLVED that the Rights of Way Officer be informed that the Committee's understanding of the situation is that the proposed footpath diversion appears to be dangerous and that it would prefer the retention of the existing route between point A and point B or an alternative that does not put the footpath out onto a roundabout as it does not believe that the option between point C and point A is appropriate or safe.

62/12 GREENMOUNT SCHOOL

The IW Council, as landowner of the former Greenmount Primary School building in Green Street had received an offer to purchase the premises from a local/mainland development team who had proposed a scheme for 10 residential units, a combination of townhouses and flats. Members considered the proposed contract for the sale of the former School and during the discussion it was suggested that part of the property currently fronting Newport Street would be ideal for community use.

RESOLVED that the Surveyor for the IW Council be informed that Ryde Town Council has no objection to the IW Council entering into a conditional contract for the sale of the site, subject to planning permission, if planning permission is granted . The Committee would wish the future use of the building fronting Newport Street to be discussed with the Town Council.

63/12 DATE OF NEXT MEETING

The next meeting had been scheduled for 30th April 2012.

The meeting concluded at 8.40 pm.

Signed Dated