



## **RYDE TOWN COUNCIL**

### **MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 15<sup>th</sup> MAY 2012 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE**

**Present:** Councillors Conrad Gauntlett, David Knowles, Graham Pearce, Tim Wakeley, David Woodward and Tony Zeid.

**Also Present:** Councillor Ivor Warlow, Mr D. Moore and Mrs J. Moore.

**In attendance:** Mr Ollie Boulter (IWC Planning) and David Mellor .

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#### **71/12      ELECTION OF CHAIRMAN**

Councillor Tim Wakeley was re-elected as Chairman of the Committee for the ensuing year.

#### **72/12      ELECTION OF VICE CHAIRMAN**

Councillor Conrad Gauntlett was elected as Vice Chairman of the Committee For the ensuing year.

#### **73/12      APOLOGIES**

An apology for absence was received from Councillor Debbie Taylor.

#### **74/12      DECLARATIONS OF INTEREST**

Councillor Conrad Gauntlett again declared an interest in the Core Strategy as it may affect land in his ownership.

#### **75/12      MINUTES**

**RESOLVED** that the minutes of the Planning Committee held on 30th April 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

76/12     ISLAND PLAN CORE STRATEGY HOUSING FIGURES AND RYDE

The Committee welcomed Mr Ollie Boulter, Team Leader, Planning Policy, Conservation and Design, IW Council. Mr Boulter had kindly agreed to discuss the Island Plan Core Strategy Housing Figures and Ryde and to answer questions from Town Councillors. All members had been invited to raise any questions for Mr Boulter and the following questions were raised at its last meeting, the focus being not so much the target figure of 2,100 additional dwellings but more what kind, where, who for and their effect on flooding:-

What is meant by the term 'affordable home' ?

How many people are currently on the waiting list for homes in Ryde ?

Where are these people currently residing ?

How many vacant properties are there in Ryde in the various categories ?

Do we have shortages/excess of certain kinds of properties in Ryde, please identify ?

Please talk us through the 'SHLAA' list and the implications for these potential development sites and the processes for progressing them into 'live' development sites – can we remove some of these sites on the list ?

Flooding risks – Monkton Mead Brook, tributaries and outfall. Councillors have deep rooted concerns over sites that can impact on the currently identified flood plain. What safeguards/assurances will be provided when applications come forward for consideration ?

What will happen if the target figure of 2,100 dwellings is reached before 2027 ?

Further questions were raised by members such as what was the definition of "sustainable development" ?; how would the Town Council get "called in" as consultees on the Area Action Plan ?; was the availability of land in Ryde adequate to meet the target of 2,100 additional dwellings ?

Mr Boulter produced a map of the Ryde Area which showed that possible sites in the IW Council's Strategic Housing Land Availability Assessment (SHLAA) could total 4588 which was potentially over 100% more than the target figure of 2,100. This map will be made available for inspection and consideration in the Town Council's Offices. Mr Boulter also offered to provide copies of answers on questions raised and when available, they will be the subject of a separate report to members. After further debate he left the meeting at 8.20 pm and the Chairman thanked him for his attendance and assistance.

77/12 PLANNING APPLICATIONS

1. P/00466/12 – TCP/27642/D (Binstead Ward) -Kingarth House, Church Road, Binstead – Demolition of conservatory, detached annexe building and outbuildings; proposed single storey side extension to form double garage; conservatory; raised terrace; detached outbuilding to form annexed accommodation (revised scheme)

**RESOLVED that no objection be made.**

2. P/00503/12 – LBC/11325/R (North West Ward)- 22, Union Street – Listed Building Consent for repainting front façade including shop front. (Liz Earle Union Store)

**RESOLVED that no objection be made.**

3. P/00516/12 – TCP/01676/K (South Ward) – Land rear of 34, High Street, Oakfield – Outline for 8 dwellings with parking and vehicular access off High Street.

**RESOLVED that no objection be made subject to the footpath between Meaders Road and the site as shown coloured blue on the submitted plan being closed in view of previous concerns in this vicinity where incidents of anti social behaviour have arisen.**

Councillor Tony Zeid abstained from voting on this application.

4. P/00528/12 – TCP/12304/C (South Ward) – 27, St. Johns Road – Continued use of former shop premises for residential purposes.

**RESOLVED that no objection be made.**

5. P/00561/12 – TCP/08350/B (North West Ward) – Beardsalls, 2, High Street – Alterations to rear elevation at first and second floor level to include replacement windows, new French doors, new railings and provision of roof garden.

**RESOLVED that no objection be made.**

78/12 PLANNING DECISIONS

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

1. P/00155/12 – Kevars Café, 49, High Street – Variation of conditions to allow use as restaurant with take-away (use classes A3 & A5) opening until 2300 hrs.  
APPROVED – (*TC no objection 19/3/12*)

2. P/00211/12 – Redworth House, Appley Road - Demolition of sunroom; proposed alterations and 2 storey extension on rear elevation to enlarge living accommodation; replacement canopies. APPROVED – (*TC no objection 19/3/12*)

3. P/00261/12 – 24, Pell Lane – proposed 1.8m high close boarded fence along the southern boundary of the site. REFUSED – *(TC no objection subject to Highways observations 19/3/12 )*

4. P/00271/12 – 56, Hamilton Road – Alterations to include demolition of porch; two storey rear extension to provide enlarged bedroom with store room at lower ground floor level; balcony with external stairs APPROVED – *(TC no objection subject to refusal reasons for previous scheme being met 19/3/12 )*

5. P/00279/12 – Land adjacent to Community Centre, St. Johns Hill –Demolition of garages/outbuildings; construction of a terrace of 3 dwellings and a pair of semi detached dwellings with pedestrian access. APPROVED – *(TC no objection but expressed concern at lack of parking 3/4/12)*

## 79/12 LOCAL DEVELOPMENT ORDER

The Committee noted this first notification of an LDO from the IW Council. It was proposed to make an order to grant permission for the installation, alteration or replacement of roof mounted renewable energy systems on any industrial, business or commercial buildings at Ryde Business Park, off Great Preston Road. It sets out conditions for the use of solar energy systems and would last for a period of 5 years.

## 80/12 LICENSING

39486 – Western Gardens, Esplanade, Ryde. Nicola Hill of “The Proper Pasty Co.” has asked to trade selling pasties from a vehicle on the Western Gardens from Friday 23/8 (9 -19 hrs) Saturday 24/8 (9 – 19) Sunday 25/8 ( 9 – 17) and Monday 26/8 ( 9 – 17 hrs)

**RESOLVED that no comment be made.**

Hong Kong Express – Esplanade, Ryde. An application has been received for a variation order to include a temporary bar to be used for the retail sale of alcohol on Thursday to Sunday only in each year during the IW Scooter Rally from 1000 to 0300hrs.

**RESOLVED that there are already several other licensed premises in the vicinity and this variation would not benefit the local community and could lead to public disorder.**

83781 – Simeon Street Recreation Ground. Christopher Slann has applied for a premises licence to play live and recorded music and perform dancing on Saturday 30<sup>th</sup> June from 1300 hrs to 2100 hrs. The ground will be open to the public from 1200 hrs to 2130 hrs and the New Carnival Company will be performing around Ryde Streets between 1500 hrs and 1700 hrs.

**RESOLVED that this application be supported.**

81/12 HIGHWAYS

Proposed diversion of Footpath R57 at Busy Bee Garden Centre, Brading Road. – Following consideration of a Safety Audit carried out by Mayer Brown at the request of the Highway Authority, on 16<sup>th</sup> April the Committee resolved to inform the IVC Rights of Way Officer that the its understanding of the situation is that the proposed diversion of the footpath appeared to be dangerous and that it would prefer the retention of the existing route or an alternative that does not put the footpath out onto a roundabout. The Rights of Way Department did not agree with this view and was proposing to go ahead with the diversion order .

**RESOLVED that whilst maintaining its original concern the Committee would not object to the formal application for a footpath diversion order.**

82/12 DATE OF NEXT MEETING

The next meeting will be held on Monday 28<sup>th</sup> May.

The meeting finished at 8.50pm.

Signed ..... Dated .....