



RYDE TOWN COUNCIL

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22nd May 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 28th MAY 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 15th May 2012 .

4. PROGRESS ON ACTION TAKEN

5. MEMBERS' QUESTIONS

6. PLANNING APPLICATIONS

1. P/00505/12 – TCPL/24772/K & P/00506/12 – LBC/24772/J LBC – The Apartment, Prince Consort, 19 St Thomas Street (North West Ward)– Proposed installation of two additional windows on west elevation.

2. P/00611/12 – TCP/17967/H – Greenmount Primary School, Green Street and 43, Newport Street, Ryde (North West Ward) – Demolition of section of main building; alterations and conversion of buildings to form 10 dwellings; parking.

3. P/00567/12 – TCP/16532/U – Clark Masts and Land adjacent at 18 – 20 Ringwood Road (West Ward) – Replacement of planning permission (P/02780/06 – TCP/16532/M demolition of section of factory; proposed construction of detached building to provide replacement factory) in order to extend the time limit for implementation.

4. P/00337/12 – TCP/16308/J – The Farriers, Pitts Lane (Binstead Ward) – Replacement windows, doors and cladding.

5. P/00509/12 – TCP/03171/E – 7b, Pellhurst Road (North West Ward) – Installation of additional window at first floor level on south elevation.

6. P/00576/12 – A/01855/B – 156 -158, High Street (North West Ward) – Two internally illuminated fascia signs; one internally illuminated projecting sign; One non illuminated fascia sign. (former Peacocks Store, to be Poundland)

7. P/01271/11 – TCP/16485/D – National Grid Site off Park Road – Mixed development of 13 houses (2 pairs of semi detached houses and 3 terraces of 3 houses); 5 live/work employment units; a 3 storey office building; parking; landscaping; vehicular access (revised scheme) additional highways information and flood risk assessment (including drainage plan) (re advertised application)

Following a site inspection on 17th May 2011 application P/00519/11 for a similar mixed development was considered by the Committee and reported on 31st May. The Committee then sought assurances that a flood risk assessment would be made and any recommendation arising therefrom complied with and that no building work shall commence on site until the drainage authority is satisfied that adequate arrangements have been put in place to deal with surface water run off at critical times. Amongst other things, the Committee asked if the Planning Authority was satisfied that all toxic materials had been removed from the site.

Application P/1271/11 was subsequently received and on 4th October 2011 (Minute 176.3/11) the Committee re stated its original comments and added its concern that the proposals would not aggravate existing drainage conditions and problems downstream and furthermore if the proposed methods of dealing with surface water run off and groundwater were inadequate it felt that permission should be refused.

It was subsequently reported that this application would be determined by the IWC Planning Committee and not by an Officer under delegated powers so the Committee appointed Councillor Conrad Gauntlett to attend the meeting when it would be considered.

The following planning applications numbered 9 – 16 have been received from Openreach Ltd to give prior notification that British Telecommunications plc intends to install cabinets at the following sites:-

9. P/00596/12 – PNP/31005 – Adjoining 181, High Street, fronting onto Garfield Road (North West Ward)

10. P/00594/12 – PNP/31018 – rear of The Lea, Buckingham Close, adjacent to garages, Spencer Road (North West Ward)

11. P/00595/12 – PNP/31019 – Pavement outside 6 – 9 High Street (North West Ward)

12. P/00597/12 – PNP/31021 – Outside 23, George Street (North East Ward)

13. P/00600/12 – PNP/ 31023 – Rear of St Thomas' Church and opposite 5, St Thomas Street (North West Ward)

14. P/00602/12 – PNP/ 31017 – Outside Public Conveniences, St. Johns Road (South Ward)

15. P/00599/12 – PNP/ 31024 - By car park opposite 78, George Street (North East Ward)

16. P/00601/12 – PNP/31025 – Outside 72, West Hill Road (East Ward)

7. PLANNING DECISIONS

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

1. P/00286/12 – 5, Somerset Road - Demolition of conservatory and outbuildings, alterations, single storey rear/side extension to provide enlarged kitchen/diner; detached workshop/gym with decking. APPROVED – (*TC no objection 3/4/12*)

2. P/00400/12 - Larkwise, 36, Westwood Road – Demolition of existing dwelling; proposed detached dwelling. APPROVED –(*TC no objection 16/4/12*)

3. P/00309/12 – Peacehaven, Thornton Manor Drive – Alterations; proposed detached garage; dormer window with balcony on east elevation; raised decking. APPROVED – (*TC no objection 3/4/12*)

4. P/00357/12 & P/00358/12 LBC – 60, Spencer Road – single storey extension on front elevation to provide orangery. APPROVED – (*TC no objection 16/4/12*)

5. P/00375/12 – Eyeland Optical- 2, St. Thomas Square – Replacement sign writing (for French Franks) to existing fascia board. APPROVED – *(TC no objection 16/4/12)*

6. 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)*

This decision was reported to the last meeting but members wished to know the reason for refusal which was “The proposal by reason of its position, size, design and external appearance would be a visually intrusive development that would be out of character with the surrounding area contrary to policy SP5 (Environment) and DM2 (design and quality)

8. **PLANNING APPEAL**

An appeal had been lodged against the refusal of application P/01717/11 for the Alterations and conversion of 40 St Thomas Street into 5 flats. The Committee had previously raised no objection to this, subject to the comments of the Conservation Officer.

9. **LICENSING**

039615 – The Orrery, 15, Union Street.

An application has been received from Mr James Bissell-Thomas for the sale of alcohol from 0900 hrs to 2345 hrs including New Years Eve and also to play live music indoors on Thursdays, Fridays and Saturdays from 1900 hrs to 2300 hrs. He will install CCTV, has iron gates leading to premises, will not exceed any limits of people specified and will operate the “challenge 21” policy.

10. **RYDE AREA ACTION PLAN**

Following a briefing session with Town Councillors and Officers at Seaclose on 26th March and at County Hall on 12th April, together with the visit by Ollie Boulter at the last meeting it is felt that Town Council, as consultees on the Action Plan, is keen to proceed with this. The Planning Authority has been asked for a formal note outlining their proposals for the way in which they will conduct the consultation process relating to the development of the Area Action Plan for Ryde. The Town Council will need to take a decision about whether or not to proceed with a Neighbourhood Plan or to rely on the Area Action Plan process. Also a meeting should be arranged with the Chamber of Commerce to help inform a decision about whether or not to inform the Area Action Plan.

11. **HOUSING PRESENTATION TO IW COUNCILLORS**

Councillor Ivor Warlow has kindly forwarded a copy of a powerpoint presentation on housing by Mark Howell which was made to the IW Council’s Scrutiny Panel Meeting on 2nd November 2011. Copies will be available for the Committee and the housing statistics could be useful when members are considering the Area Action Plan.

12. QUARR BEACH - A.O.N.B.

A complaint has been made that a fence and a notice warning of a private beach has been erected by the Quarr Beach to the north of the property "Beach Wood" in this designated area of outstanding natural beauty. This property was the subject of a recent planning consent for a swimming pool building and the felling of trees in this vicinity had raised concern.

13. DATE OF NEXT MEETING

The next meeting has been scheduled to be held on Tuesday 12th June .

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