



RYDE TOWN COUNCIL

Town Hall Chambers
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Ryde IOW
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19th June 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 25th JUNE 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 12th June 2012 .

4. PROGRESS ON ACTION TAKEN

P/01380/11 Wyndham House, 10, Melville Street

On 28th May the Mayor asked a question on behalf of Mr R. Whitby-Smith as to the planning position regarding the erection of a chipboard balcony at this property. The IWC Planning Compliance Officer, Linda Allen has said that the development of the roof as approved is being constructed in accordance with the approved plans and conditions have been satisfactorily complied with to date. The timber structure temporarily fixed to the parapet is to prevent workmen from falling over the wall and will be removed when the approved glass balustrade has been erected.

5. MEMBER'S QUESTIONS

6. PLANNING APPLICATIONS

1. P/00766/12 – TCP/0894/B – 21 & 21a, Surrey Street (South Ward) Demolition of building and annexe building; construction of a pair of semi-detached dwellings.

2. P/00770/12 – TCP/04184/C – Red Tiles, Buckingham Road (N.W. Ward)
Alterations; conversion of roof space to provide additional living accommodation to include dormer windows on west elevation and dormer windows with Juliet balconies on east elevation.

3. P/00789/12 – TCP/31076 – Seagarth, Quarr Road (Binstead Ward) Demolition of garage; alterations; two storey extension on north elevation to provide games room on ground floor with bedroom over to include Juliet balcony on west elevation; single storey extension on south elevation to provide study, utility room, conservatory and enlarged kitchen/breakfast area.

4. P/00791/12 – TCP/29711/A – 38, Westwood Road (West Ward) Proposed detached garden building to form summerhouse and workshop.

5. P/00480/12 – A/1958/C – Transport Interchange, Esplanade (N.E. Ward)
Retention of 2 non – illuminated fascia signs on footbridge.

6. P/00817/12 – TCP/24115/B – Fairways, Quarr Road (Binstead Ward) Demolition of dwelling; proposed detached dwelling with double garage; associated landscaping; alterations to vehicular access (revised scheme)

- (Application P/00885/11 for the demolition of a dwelling and the erection of a replacement dwelling was refused on 19/1/12 on grounds of size, scale, siting and design, failure to enhance the character and appearance of the area of AONB, contrary to policy on replacement dwellings in the countryside, and to policies G5 & H9 of the UDP and contrary to the principles of PPS1 & PPS7.

In August this Committee supported the views of local residents and objected on grounds of height, inappropriate in an AONB, relocation of proposal would damage the visual amenities of Binstead Hall, loss of trees and wildlife habitat, size and scale visually intrusive and not compatible with other buildings in the area. This Committee subsequently felt that its earlier comments should apply to a revised application showing a reduction in the height of the proposed building by 1.7m.)

7. P/00823/12 – TCP/30843/A – 30, Grange Avenue (West Ward) Retention of raised platform, access steps, balustrading and privacy screen (revised scheme)
- (In January 2012 the Committee raised no objection to application P/01826/11 for the retention of the raised deck area on the rear elevation of this property.)

7. PLANNING DECISION

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

P/00503/12 – Liz Earle Union Store, 22, Union Street – Listed building consent for repainting front façade including shop front. APPROVED (*TC no objection 15/5/12*)

8. TOWN CENTRE BOUNDARIES AND PRIMARY RETAIL FRONTAGES

At its last meeting the Committee was informed that as part of the Ryde Area Action Plan process, the IW Council was reviewing the boundaries of both the town centre boundaries and the primary retail frontages. A survey of the non residential uses in and around the town centre forms part of an 18 page consultation paper, copies of which were forwarded to all Town Councillors on 5th June and which contained six main questions regarding Ryde on pages 5 and 6 upon which the Planning Policy Section would welcome the Town Council's views along with any other observations.

The Policy Section have agreed with the Committee's request for an extension of time until after this meeting to enable it to formulate its views and to respond to the questions.

9. CONFIDENTIAL SESSION

To move into confidential session and exclude any members of the public during consideration of the following item because of the nature of business to be discussed.

10. CHAMBER OF COMMERCE MASTERPLAN

To consider a confidential briefing note to be circulated separately to members of the Planning Committee and to make a recommendation to the next meeting of the Town Council on 2nd July .

11. DATE OF NEXT MEETING

The next meeting has been scheduled to be held on Monday 9th July.

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