



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 15th OCTOBER 2012 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

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

Also Present: Mr David Moore, Mrs Jill Moore and Mr P. Warren.

In attendance: David Mellor .

176/12 APOLOGIES

Apologies for absence were received from Councillors David Knowles and Tony Zeid.

177/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 2nd October 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

178/12 PROGRESS ON ACTION TAKEN

Quarr Beach AONB complaints and suggested Right of Way

In order to take this proposal further as a remedy to preserve public access along the beach the IWC Rights of Way Officer, Darrel Clarke had applied to the Land Registry to find who owned the beach between high and low water mark .

Rosemary Common future use

Matthew Chatfield, the IWC Parks and Countryside Officer had been asked to have informal talks with the Town Council to discuss the future use and management of the Common.

Upton Road Allotments

A plan of the allotments had been compared with the "SHLAA" sites of suggested future housing in the Core Strategy and there was no conflict with boundaries but

some unused allotment land to the east of the plots had become covered with trees and scrub.

IWC Planning Committee – Applications P/01072/12 and P/00817/12

Application P/01072/12 for a change of hours for speedway practice at Smallbrook Stadium and Application P/00817/12 for development at Fairways, Quarr were to be determined by the IWC Planning Committee on 23rd October. As consultees, the Town Council could apply to register to speak at the meeting and it was agreed that the Chairman and Vice Chairman, Councillors Tim Wakeley and Conrad Gauntlett should attend this meeting and speak on application P/00817/12 at Quarr.

179/12 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.

RESOLVED that no objection be made but that attention be drawn to the responsibility of the owner to maintain the building and rectify dilapidations to the external appearance of the property which has not been cared for and so spoils the appearance and architectural merit of this listed building.

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)

RESOLVED that no objection be made.

3. P/01394/12 – TCP/31233 -22, Upper Highland Road – (E. Ward)

Retention and completion of detached building to provide annexed accommodation.

RESOLVED that objection be made as the size and scale of the development already built without the benefit of planning consent is inappropriate to the area.

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)

RESOLVED that no objection be made.

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.

RESOLVED that no objection be made.

180/12 PLANNING DECISIONS

The following planning decisions and the Town Council's comments during the consultation process were noted:-

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. The Case Officer had said that the proposal had been revised so that it would only marginally intrude into the existing access.

181/12 PLANNING APPEALS

P/01633/11 – 38, Arnold Road

The Committee noted that the appeal against refusal of consent for the erection of a pair of semi detached houses with vehicular access had been 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 had been 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)

182/12 DATE OF NEXT MEETING

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

The meeting finished at 7.34pm.

Signed Dated