



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 19th MARCH 2012 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

Present: Councillors Conrad Gauntlett, Graham Pearce and Tim Wakeley (Chairman),

Also Present: Mrs Jill Moore.

In attendance: David Mellor .

38/12 APOLOGIES

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

39/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 6th March 2012 be approved as a true and accurate record of the meeting and signed by the Chairman..

40/12 PROGRESS ON ACTION TAKEN

PPS3 – Development of Garden Land

As requested by Committee, the IWC Planning Policy Team had been asked for their views on the consideration of applications on garden land. The definition of previously developed land was amended in PPS3 in June 2010 and at that time the Planning Inspectorate issued guidance to their Inspectors which stated that “In the absence of a definition, it will be for the decision maker to determine what constitutes a private residential garden. This will be a matter of judgements based on the facts and the circumstances of the particular case.

This is the “test” that had been considered when determining applications. A “hard and fast” rule over the interpretation of this has not really emerged over the last year and a half; whilst it will be applied to all applications, it will be determined on a case by case basis. The interpretation of this will depend heavily on the character and main uses of the proposed site, the nature of the proposed development and the character of the

wider area. The Planning Policy Officer agreed with the advice recently given to the Town Council that a “garden grabbing” reason should only be applied when there is good cause to and that each case should be considered on its merits.

The Committee noted that :- Development can still be permitted on private residential gardens, when the need can be demonstrated; there is just no longer the presumption that it will be and that the impacts of each proposal in the context of the surrounding area will need to be considered. The recently adopted Island Plan Core Strategy has policies to deal with the design, context and impact on surrounding area (Policy DM2 Design Quality of New Development) and this policy will be the main consideration for such proposals.

Harcourt Sands Development Options

The Committee noted an update which had been received by Nettlestone and Seaview Parish Council from the IWC Head of Planning and said that the Island Plan Core Strategy supported the principle of development and that the landowner will involve the Parish Council when there is something more definite to seek its views on.

RESOLVED that in view of the Town Council involvement with its neighbouring Parish Council via the Harcourt Sands Working Party this update sent by the Nettlestone and Seaview Parish Council is appreciated and it is hoped that out of courtesy the Planning Office could equally involve the Town Council with any consultation on new developments in view of the impact that the future of this important site will have on Ryde .

41/12 PLANNING APPLICATIONS

1. P/00155/12 – TCP/20020/G (South Ward)

Kevars Café, 49, High Street, Ryde.

Variation of conditions no 2 and 4 on TCP/20020/M/6188 to allow use of premises as a restaurant with take-away (Use Class A3 and A5) with opening hours of 0900 to 2300 daily.

RESOLVED that no objection be made.

2. P/00211/12 – TCP/30917 (North East Ward)

Redworth House, Appley Rise, Ryde.

Demolition of sunroom; proposed alterations and two storey extension on rear elevation to enlarge living accommodation; replacement canopies.

RESOLVED that no objection be made.

3. P/00261/12 – TCP/30926 (West Ward)

24, Pell Lane, Ryde.

Proposed 1.8m high close boarded fence along the south boundary of the site.

RESOLVED that no objection be made in principle subject to any requirements of the Highways Office.

4. P/00271/12 – TCP/30819/A (West Ward)

56, Hamilton Road, Ryde

Alterations to include demolition of porch; two storey rear extension to provide enlarged bedroom and kitchen with storeroom at lower ground floor level; balcony with external stairs (revised scheme)

RESOLVED that no objection be made subject to the refusal reasons regarding overlooking for previous application P/01657/11 being met by the revised scheme.

42/12 PLANNING DECISIONS

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

1. P/01895/11 – 7, Quarry Stone Close, Binstead.

Proposed conservatory – APPROVED (*TC no objection 7/2/12*)

2. P/01875/11 – Land adjoining 256, Upton Road, Ryde.

Proposed detached dwelling – APPROVED (*TC Object 7/2/12 as harmful to the character and appearance of the area*)

3. P/01778/11 & P/01779/11 (LBC) – 12, Lind Street, Ryde

Alterations for conversion from office accommodation to a dwelling with parking.
APPROVED (*TC no objection subject to comments of Conservation Officer 7/2/12*)

43/12 PLANNING APPEALS

The Committee noted that the following appeals had been lodged:-

1. P/01248/11 – Wychwood, Quarr Hill – against refusal of consent for a single storey extension to form a double garage, new roof over existing carport/garage, 2m high front boundary fencing. This refusal was a split decision by the IWC as the part of the application relating to a single storey extension to form a kitchen and conservatory was approved. (*TC no objection 12/12/11*) – There is also an appeal no.03160/E regarding an enforcement notice to remove the 2m high fence to the front of the property.

2. P/01425/11 LBC – Wrafton House, 46, Melville Street – against refusal of consent for a two storey extension to form 4 flats, alterations to existing building to include new window at 2nd floor level on east elevation, new parapet extension to flat roof.
(*TC Object 31/10/11 on grounds of overdevelopment of site and insufficient amenity space for residents of the building*)

44/12 HIGHWAYS

Bullen Road – The Committee noted that the Speed Limit Consolidation Order no 1/2012 would come into operation on 16th March with the effect of reducing the 40 mph limit in Bullen Road to 30 mph for a distance of 330m from its junction with Westridge Cross.

Smallbrook Lane Hedgerow removal – Highways had served a hedgerow removal notice on the IWC Parks Office under the Hedgerow Regulations 1997 on grounds of highway safety to improve sightline visibility when the new roundabout is constructed. IWC Parks and Countryside would inspect hedgerows and consult local councils for their opinion.

RESOLVED that the Parks and Countryside Office be informed that whilst the Town Council would not like the removal of any hedgerow, it feels that those proposed for removal at this point are not particularly good specimens and that it is more important to improve the sight line visibility at this junction which has been the site of many traffic accidents.

45/12 DATE OF NEXT MEETING

The next meeting has been scheduled for 3rd April 2012.

The meeting concluded at 7.40 pm.

Signed Dated2012