



RYDE TOWN COUNCIL

Town Hall Chambers
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31st July 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 6th AUGUST 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 23rd July 2012 .

4. PROGRESS ON ACTION TAKEN

5. MEMBERS' QUESTIONS

6. PLANNING APPLICATIONS

1. P/01006/12 – TCP/4056/C - Stone Cottage, The Strand – (N.E. Ward) Removal of chimney stack; retention and completion of installation of photovoltaic panels on .

2. P/01153/11 – LBC/01977/M – 15, Union Street – (N.W. Ward) Installation of staircase in store room and access hatch to roof.(Donald McGill Museum)

3. P/00676/12 – TCP/00677/J – 125 & 26 High Street – (W. Ward) Change of use of part of shop to laundrette area. (former Baby Needs Shop)

4. P/00820/12 – LBC/16406/B & P/00821/12 TCPL/16406/C – 20 Monkton Street – (N.E. Ward) Demolition of front and side boundary garden walls, railings and fence; proposed new front boundary wall, gates and railings; new side boundary wall with timber trellis.

5. P/00980/12 – LDC/31158 – Storage Yard, Smallbrook Lane (Haylands Ward) Lawful Development Certificate for continued use of land as highways depot for the storage of materials and associated highways purposes.

6. P/00997/12 – PNP/31155 – Outside Fiveways, 13, West Street (N.W.Ward) Prior notification for installation of Telecom Cabinet.

7. P/01001/12 – TCP/01545/C – 38,Newnham Road (Binstead Ward) Demolition of rear extension; single storey rear extension to provide dining/living room.

8. P/01003/12 – PNP/31156 – Outside 10,Monkton Street (N.E. Ward) Prior notification for installation of Telecom Cabinet.

9. P/01038/12 - TCP/02794/A – Sealands, Buckingham Close (N.W. Ward) Alterations; single/two storey rear extension to provide additional living accommodation; decking.

10. P/01050/12 – TCP/31152 – 36, Buckland Gardens (N.W. Ward) Proposed two storey extension to provide additional living accommodation; porch on front elevation.

11. P/01053/12 – TCPL/04599/P & P/01054/12 – LBC/04599/N – 23a Union Street (N.W. Ward) Replacement entrance door and side panels on front elevation.

12. P/01062/12 – TCP/03573/D – 65, Upton Road (Haylands Ward) Demolition of garage; proposed alterations and 2 storey side extension to provide additional living accommodation; raised deck area on rear elevation; alterations to driveway.

13. P/01064/12 – TCP/31161 - 1, Binstead Hall, Quarr Road (Binstead Ward) Proposed alterations to existing glazed roof lantern; provision of 2 new roof lanterns;

replacement porch; new balcony at first floor level on south and north elevations; alterations to fenestration.

14. P/01069/12 – TCP/31160 – 2, Sandcroft Avenue (South Ward) Demolition of conservatory; proposed two storey side extension and single storey rear extension to provide additional living accommodation.

7. PLANNING DECISIONS

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

1. P/00766/12 – 21 & 21a Surrey Street – Demolition of building and annexe building; construction of a pair of semi-detached dwellings.
APPROVED (*TC no objection 25/6/12*)

2. P/00770/12 – Red Tiles, Buckingham Road – 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
REFUSED – Position, size, design and bulky appearance of proposed dormers would harm the character and appearance of the existing building in the conservation area and harm the setting of the adjacent listed building, 22, Spencer Road.
(*TC no objection 25/6/12*)

3. P/00789/12 – Seagarth, Quarr Road – 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 to provide study, utility room, conservatory and enlarged kitchen/breakfast area.
APPROVED (*TC no objection 25/6/12 subject to action being taken to prevent the future loss of and damage to trees*)

4. P/00466/12 – Kingarth House, Church Road, Binstead – Demolition of conservatory, detached annexe buildings and outbuildings; proposed single storey side extension to form double garage; conservatory; raised terrace; detached dwelling.
APPROVED (*TC no objection 12/6/12*)

5. P/00193/12 – The Rustlings, East Hill Road – Demolition of garden room; proposed alterations; two storey extension of front elevation; two storey extension on rear elevation and new roof, to provide additional living accommodation.
APPROVED (*TC no objection 12/6/12*)

6. P/00576/12 – 156/158, High Street – 2 internally illuminated fascia signs; 1 internally illuminated projecting sign, 1 on illuminated fascia sign (Peacocks Store to be Poundland) – This was reported at the last meeting and Councillor Graham Pearce requested details of the reasons for REFUSAL which were that the position, size, design and appearance of the proposed fascia and projecting signs would be visually intrusive and have a harmful effect on the character and appearance of the existing building and the designated conservation area.

8. HIGHWAYS – TRAFFIC REGULATION ORDER

On 23rd July the Committee considered several proposed changes to the Ryde Traffic Regulation Order 1/2012 before the IW Council formally advertised it. Councillor David Knowles was unable to attend the meeting and has commented on the six numbered proposals in his Ward as follows:-

- | | |
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| 6. Appley Road | Support |
| 8. Circular Road | Support |
| 10. Great Preston Road | Support |
| 16. Somerset Road | Support. |
| 7. Arundel Close | Not support until provision has been made in the central Verge to park in the Close. |
| 18. St. John's Wood Road | Not support at this time. |

The Committee previously raised no objection to the above proposals and it is now asked if it wishes to endorse the comments of Councillor Knowles.

9. DATE OF NEXT MEETING

The next meeting will be held on Monday 20th August.

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