



RYDE

TOWN COUNCIL

Town Hall Chambers
10, Lind Street
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Email: administration@rydetowncouncil.gov.uk
28th August 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 **TUESDAY 4th SEPTEMBER 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 20th August 2012 .

4. PROGRESS ON ACTION TAKEN

5. MEMBERS' QUESTIONS

6. PLANNING APPLICATIONS

1. P/01123/12 – TCP/31176 – Fairhaven Nursing Home, 3, High Park Road, (East Ward) Single storey rear extension to enlarge kitchen and laundry facilities.

2. P/01177/12 – A/02585/A – 45, St Johns Road (South Ward) Non illuminated hanging sign.

3. P/01214/12 – TCP/03171/F – 7b, Pellhurst Road (N.W. Ward) Installation of additional window at first floor level on south elevation (revised scheme)

4. P/01207/12 – TCP/30491/A – 6, Beech Grove (N.W. Ward) Removal of car port; single storey extension to enlarge garage.

5. P/00677/12 – LBC/07092/R – 70, Union Street (N.W. Ward) LBC for retention of three uplighters positioned on balcony, flag pole, three down lighters above “Coburgs” sign on front elevation.

The Planning Authority has also received additional plans for application P/00669/12 – A/00573/C for the retention of an externally illuminated fascia sign at these premises.

6. P/00817/12 – TCP/24115/B – Fairways, Quarr Road (Binstead Ward) Demolition of dwelling; proposed detached dwelling with detached garage; associated landscaping; alterations to vehicular access (revised scheme) (revised plans 14/8/12 revised siting and layout of dwelling; addition of detached garage; revised tree information; additional supporting information) (re advertised application)

On 25th June the Committee considered application P/00817/12 for this site and raised no objection subject to the need for careful supervision of trees by the Arboricultural Officer.

7. PLANNING DECISIONS

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

1. P/00911/12 – Percy House, Canoe Lake Road –Replacement of 10 wooden framed windows with upvc double glazed units.
APPROVED TC no objection 23/7/12)

2. P/00743/12 – Outside 33 Queens Road – BT Broadband Cabinet
APPROVED – (TC no objection subject to highways comments 9/7/12)

3. P/00946/12 – 115, High Park Road – replacement of planning permission (P/00699/07 for part demolition of house; outline for 2 storey detached dwelling) in order to extend the time limit for implementation.
APPROVED – *(TC no objection 23/7/12)*

4. P/00741/12 - Outside Stone Cottage, The Strand – BT Broadband Cabinet
APPROVED – *(TC object to siting 9/7/12)*

5. P/00957/12 – 26, Bank Gardens - conversion of existing workshop/office to form a dwelling.
APPROVED – *(TC no objection subject to access for residents maintained 23/7/12)*

6. P/00980/12 – Storage Yard, Smallbrook Lane – Lawful Development Certificate for continued use as highways depot for storage of highways materials.
APPROVED (*TC no objection 6/8/12*)

7. P/00742/12 – Outside 10, Melville Street - BT Broadband Cabinet
REFUSED as it would detract from the setting of a listed building *(TC object 9/7/12)*

8. BESTIVAL BUS SERVICE

The Big Green Coach Company has applied to register a Bus Service for the Bestival with VOSA Central Licensing. Any further information will be reported.

9. QUARR BEACH AONB

Further to minute 147/12 of the last meeting on 20th August the IWC Rights of Way Officer has stated that it would be extremely difficult to establish a public right of way along the beach for several reasons:-

“Foreshore” means the land between mean-high water (MHW) and mean-low water (MLW) and the law surrounding access issues in respect of the foreshore is complex. It is only possible to record a public right of way over land and a beach below MHW is not deemed to be land so a right of way must be above MHW.

It is only possible to record a single route/line and it would not be possible to make a claim based on general access to the beach.

Any route must begin at an existing public right of way/highway.

To establish that a way has become a right of way by presumed dedication it would be necessary for an application for a modification order to be made supported with evidence and ideally at least 20 witness statements that there has been uninterrupted use without force, secrecy or permission by the public over a period of 20 years counting back from the date which the public’s right was first brought into question.

10. DATE OF NEXT MEETING

The next meeting will be held on Monday 17th September.

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