



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON **MONDAY 28th MAY 2012 AT TOWN HALL CHAMBERS** 10, LIND STREET, RYDE

Present: Councillors David Knowles (Deputy Mayor), Graham Pearce, Tim Wakeley (Chairman), David Woodward (Mayor) and Tony Zeid.

Also Present: Mr D. Moore and Mrs J. Moore.

In attendance: David Mellor .

PUBLIC QUESTION TIME

Councillor David Woodward enquired on behalf of Mr Roger Whitby-Smith as to the planning position regarding the erection of a high level chipboard balcony at Wyndham House, Melville Street and this would be checked.

83/12 APOLOGIES

An apology for absence was received from Councillor Debbie Taylor.

84/12 DECLARATIONS OF INTEREST

Councillor Graham Pearce declared an interest in applications 9 – 16 regarding British Telecom cabinets as they could improve his broadband connection.

85/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 15th May 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

86/12 PROGRESS ON ACTION TAKEN

P/01563/11 – 6, Monkton Street – Councillor Graham Pearce had asked about the progress of this application and the Committee noted that the Planning Officer had asked for revised plans to show the cooling units.

P/00728/11 – Hotel Ryde Castle – Councillor David Woodward had previously pointed out an apparent disparity where approval had been granted to replacement windows at the Hotel Ryde Castle and similar windows at Lansdowne House, 2, John Street, had been refused. The Planning Officer had stated that this consent was conditional upon details of the windows being submitted and approved and he had agreed to inform the Town Council of this later.

Quarr AONB Tree Preservation Order – The proposed Order to protect woodland trees at Quarr had not yet been made by the IW Council.

Area Action Plan for Ryde – It was reported that Ollie Boulter, Planning Policy and Conservation Team Leader of IW Council would be speaking to the Ryde Business Association about a targeted retail consultation. Clarification was required as to how this related to Mr Boulter's outline of proposals for the way in which the consultation process for the development of Ryde AAP would be conducted and this would be considered at the next meeting of the Committee. The Town Council will need to take a decision about whether or not to proceed with a Neighbourhood Plan or to rely on the Area Action Plan Process.

87/12 PLANNING APPLICATIONS

1. P/00505/12 – TCPL/24772/K & P/00506/12 – LBC/24772/J LBC – The Apartment, Prince Consort, 19 St Thomas Street (North West Ward)– Proposed installation of two additional windows on west elevation.

RESOLVED that no objection be made.

2. P/00611/12 – TCP/17967/H – Greenmount Primary School, Green Street and 43, Newport Street, Ryde (North West Ward) – Demolition of section of main building; alterations and conversion of buildings to form 10 dwellings; parking.

RESOLVED that no objection be made , subject to the comments of the Highways Department regarding the safety/visibility for vehicles exiting to Newport Street and in view of the several comments from local residents regarding the footpath surfacing, consideration should be given to works in Newport Street to improve the road and pavement surface and the local infrastructure which could possibly be funded by any available Section 106 money.

3. P/00567/12 – TCP/16532/U – Clark Masts and Land adjacent at 18 – 20 Ringwood Road (West Ward) – Replacement of planning permission (P/02780/06 – TCP/16532/M demolition of section of factory; proposed construction of detached

building to provide replacement factory) in order to extend the time limit for implementation.

RESOLVED that no objection be made, subject to compliance with previous drainage requirements of the Environment Agency to prevent the increased risk of flooding and to improve water quality, also subject to any Environmental Health requirements that may be received and to the comments of the former Ryde Town Management Committee on application P/02780/06 regarding possible noise and pollution and the need for screening by the planting of suitable shrubs and trees.

4. P/00337/12 – TCP/16308/J – The Farriers, Pitts Lane (Binstead Ward) – Replacement windows, doors and cladding.

RESOLVED that no objection be made.

5. P/00509/12 – TCP/03171/E – 7b, Pellhurst Road (North West Ward) – Installation of additional window at first floor level on south elevation.

RESOLVED that the proposal is detrimental to the street scene and should be similar in size and design to existing windows.

6. P/00576/12 – A/01855/B – 156 -158, High Street (North West Ward) – Two internally illuminated fascia signs; one internally illuminated projecting sign; One non illuminated fascia sign. (Peacocks Store, to be Poundland)

RESOLVED that objection be made to the internally illuminated sign which is considered to be inappropriate in a Conservation Area where externally illuminated signs are preferred.

7. P/01271/11 – TCP/16485/D – National Grid Site off Park Road – Mixed development of 13 houses (2 pairs of semi detached houses and 3 terraces of 3 houses); 5 live/work employment units; a 3 storey office building; parking; landscaping; vehicular access (revised scheme) additional highways information and flood risk assessment (including drainage plan) (re advertised application)

Following a site inspection on 17th May 2011 application P/00519/11 for a similar mixed development was considered by the Committee and reported on 31st May. The Committee then sought assurances that a flood risk assessment would be made and any recommendation arising therefrom complied with and that no building work shall commence on site until the drainage authority is satisfied that adequate arrangements have been put in place to deal with surface water run off at critical times. Amongst other things, the Committee asked if the Planning Authority was satisfied that all toxic materials had been removed from the site.

Application P/1271/11 was subsequently received and on 4th October 2011 (Minute 176.3/11) the Committee re stated its original comments and added its concern that the proposals would not aggravate existing drainage conditions and problems downstream and furthermore if the proposed methods of dealing with surface water

run off and groundwater were inadequate it then felt that permission should be refused.

It was subsequently reported that this application would be determined by the IWC Planning Committee and not by an Officer under delegated powers so the Committee appointed Councillor Conrad Gauntlett to attend the meeting when it would be considered. The re-advertised application was notified to interested parties and placed in the public notices section of the press and not in the list of applications in the property section.

RESOLVED that the comments made by Ryde Town Council in October 2011 in respect of this application P/01271/11 be re-stated and the Committee re-emphasises its deep misgiving as to the capability of the drainage system proposed to cope adequately with any drainage problems that may arise on the site and downstream and , bearing in mind section DM15 of the Core Strategy regarding flood risk the IW Council has new statutory responsibilities in the area of flood risk and under the Flood Risk Regulations 2009 is identified as a Lead Local Flood Authority. Policy DM 15 expects development proposals to reduce the overall and local risk of flooding on the Island and to provide appropriate on site sustainable drainage systems (SuDS). Under the Flood and Water Management Act 2010 the IW Council is a SuDS approving body and the Town Council feels that if the IW Council in its drainage role feels that the proposals are inadequate, the application should be refused.

The following planning applications numbered 9 – 16 had been received from Openreach Ltd to give prior notification that British Telecommunications plc intends to install cabinets at the sites set out below. It is understood that they will improve Broadband connections.

RESOLVED that no objection be raised to these cabinets subject to minimum recommended footpath widths being retained.

9. P/00596/12 – PNP/31005 – Adjoining 181, High Street, fronting onto Garfield Road (North West Ward)

10. P/00594/12 – PNP/31018 – rear of The Lea, Buckingham Close, adjacent to garages, Spencer Road (North West Ward)

11. P/00595/12 – PNP/31019 – Pavement outside 6 – 9 High Street (North West Ward)

12. P/00597/12 – PNP/31021 – Outside 23, George Street (North East Ward)

13. P/00600/12 – PNP/ 31023 – Rear of St Thomas' Church and opposite 5, St Thomas Street (North West Ward)

14. P/00602/12 – PNP/ 31017 – Outside Public Conveniences, St. Johns Road (South Ward)

15. P/00599/12 – PNP/ 31024 - By car park opposite 78, George Street (North East Ward)

16. P/00601/12 – PNP/31025 – Outside 72, West Hill Road (East Ward)

88/12 PLANNING DECISIONS

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

1. P/00286/12 – 5, Somerset Road - Demolition of conservatory and outbuildings, alterations, single storey rear/side extension to provide enlarged kitchen/diner; detached workshop/gym with decking. APPROVED – *(TC no objection 3/4/12)*

2. P/00400/12 - Larkwise, 36, Westwood Road – Demolition of existing dwelling; proposed detached dwelling. APPROVED – *(TC no objection 16/4/12)*

3. P/00309/12 – Peacehaven, Thornton Manor Drive – Alterations; proposed detached garage; dormer window with balcony on east elevation; raised decking. APPROVED – *(TC no objection 3/4/12)*

4. P/00357/12 & P/00358/12 LBC – 60, Spencer Road – single storey extension on front elevation to provide orangery. APPROVED – *(TC no objection 16/4/12)*

5. P/00375/12 – Eyeland Optical- 2, St. Thomas Square – Replacement sign writing (for French Franks) to existing fascia board. APPROVED – *(TC no objection 16/4/12)*

6. P/00261/12 – 24, Pell Lane – proposed 1.8m high close boarded fence along the southern boundary of the site. REFUSED on size, design, position and appearance – *(TC no objection subject to Highways observations 19/3/12)*

89/12 PLANNING APPEAL

An appeal had been lodged against the refusal of application P/01717/11 for the Alterations and conversion of 40 St Thomas Street into 5 flats.

90/12 LICENSING

039615 – The Orrery, 15, Union Street.

An application had been received from Mr James Bissell-Thomas for the sale of alcohol from 0900 hrs to 2345 hrs including New Years Eve and also to play live music indoors on Thursdays, Fridays and Saturdays from 1900 hrs to 2300 hrs.

RESOLVED that no objection be raised subject to any conditions required by the Police.

91/12 RYDE AREA ACTION PLAN

Following a briefing session with Town Councillors and Officers at Seaclose on 26th March and at County Hall on 12th April, together with the visit by Ollie Boulter at the last meeting, The Town Council, as consultees on the Action Plan, was keen to proceed and progress had been referred to in the earlier minute no. 86/12.

RESOLVED that as the Action Plan boundary would exceed the Town Council boundary, the neighbouring parish councils be given the opportunity of attending consultation meetings.

92/12 HOUSING PRESENTATION TO IW COUNCILLORS

Councillor Ivor Warlow had kindly forwarded a copy of a powerpoint presentation on housing by Mark Howell which was made to the IW Council's Scrutiny Panel Meeting on 2nd November 2011. Copies will be made available for members and the housing statistics could be useful when members are considering the Area Action Plan.

93/12 QUARR BEACH - A.O.N.B.

Complaints had been made that a fence and a notice warning of a private beach had been erected by the Quarr Beach to the north of the property "Beach Wood" in this designated area of outstanding natural beauty. This property was the subject of a recent planning consent for a swimming pool building and the felling of trees in this vicinity had raised concern. Concern was expressed that the AONB designation gave the Planning Authority little powers in cases like this including against tree felling unless a tree preservation order had been made. This latest fence and notice had the effect of deterring walkers from using the beach.

RESOLVED that as the IW Council Planning Enforcement Department and the AONB Section would appear to have no authority in this matter the IWC Legal Department together with the Isle of Wight Association of Local Councils be asked for their advice as to how this could be dealt with, including the possibility of making a local by law "for good rule and government" ?.

94/12 DATE OF NEXT MEETING

The next meeting will be held on Tuesday 12th June.

The meeting finished at 8.35 pm.

Signed Dated

