



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 9th JULY 2012 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

Also Present: Councillor Wayne Whittle, Mr D. Moore and Mrs J. Moore.

In attendance: David Mellor .

113/12 APOLOGIES

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

114/12 DECLARATIONS OF INTEREST

The Mayor, Councillor David Woodward declared a personal interest in the Highways item on the Ryde Traffic Regulation Order 1/2012 as he was a Governor of Dover Park School regarding the proposals for Dover Street and the proposals for Lind Street and Market Street were near to his house.

The Deputy Mayor, Councillor David Knowles also declared a personal interest in the Highways item as five of the proposals were within his Ward, Ryde East.

The Chairman, Councillor Tim Wakeley declared a personal interest in the Highways proposals for Spencer Road as he had to use this road to get to and from his house.

115/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 25th June 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

116/12 PROGRESS ON ACTION TAKEN

Quarr Beach AONB – Complaints (minute 93/12)

Following representations at the Council meeting, the Town Clerk had asked the Chief Executive of the IW Council for advice as to a legal remedy to deal with complaints of decking, a fence and a warning notice at Quarr Beach. The opinion of IWALC as suggested by this Committee would be sought if necessary and members thought that this should be done.

Quarr Tree Preservation Order

The Committee was pleased to hear that the IWC Fairways Quarr Tree Preservation Order had been made to protect 12 individual trees on the north lawn and an area of woodland to the centre and to the south of “Fairways”. However, the Plan would be checked as there were wider issues to be pursued on trees in this vicinity.

P/00516/12 – Outline for 8 Houses to rear of 34, High Street, Oakfield

Consent for this development included a condition which stated, as requested by the Town Council, that the scheme shall provide no pedestrian access to Meaders Road.

Fishbourne Parish Council

The Clerk had written to Fishbourne PC to inform them of the decision not to contribute towards the Chamber of Commerce Master Plan and to invite them to send a representative to any meetings that the Town Council might have with Planning Officers regarding the Area Action Plan.

117/12 MEMBERS' QUESTIONS

Councillor Conrad Gauntlett asked about the burning of waste materials on land near Smallbrook owned by Ryde Demolition and concern was expressed about the emission of toxic fumes from this activity. The Environment Agency would be informed.

Councillor Gauntlett declared a personal interest in this site as he lived nearby.

Councillor Tony Zeid asked if an application for a change of use and a sign had been received regarding 145, High Street which was being used by a funeral director. Mrs Jill Moore asked the same question.

Councillor Conrad Gauntlett asked if a definitive map showing the boundaries of Rosemary Common was available and this would be checked.

118/12 PLANNING APPLICATIONS

1. P/00675/12 – TCP/00677/G – 125 & 126, High Street (West Ward) Alterations and conversion of first and second floors to form four 2 bedroom flats and formation of laundrette area. (former Baby Needs Shop)

RESOLVED that no objection be made.

2. P/00800/12 – TCP/30926/A – 24, Pell Lane (West Ward) Proposed 1.2m high close boarded fence along part of south boundary. (revised proposal)

RESOLVED that no objection be made.

3. P/00871/12 – TCP/01580/R – Amaryllis, 6, Marlborough Road (East Ward)
Replacement of planning permission (P/00446/09 – TCP/01580/P: renewal; bungalow and garage; alterations to vehicular access) in order to extend the time limit for implementation.

RESOLVED that no objection be made.

The following 3 applications had been received to give prior notification that British Telecommunications plc intended to install broadband cabinets (W- .75m, D-.37m and H- 1.13m) at the following sites:-

4. P/00741/12 – Outside Stone Cottage, The Strand (N.E. Ward)

RESOLVED that objection be made as this is not a good location and the comments of the owners of Stone Cottage be supported and it be suggested that the cabinet is sited on the other side of the road backing onto the memorial gardens boundary wall.

5. P/00742/12 – At 10, Melville Street fronting Nelson Street (N.E. Ward)

RESOLVED that objection be made as this is an inappropriate location adjacent to a listed building and also in the interests of preventing crime and disorder as the proposed siting could facilitate persons wishing to enter the property via the ground floor window.

6. P/00743/12 – Outside Westwood Lodge, Queens Road (N.W. Ward)

RESOLVED that concerns be expressed on grounds of highway safety and the Highways Officer be asked if he is satisfied that adequate visibility will be available for small vehicles leaving the property and to the minimum footpath width being maintained.

119/12 PLANNING DECISIONS

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

1. P/00561/12 – Beardsalls, 2, High Street Alterations to rear elevation at first and second floor level to include replacement windows, new French doors, new railings and provision of roof garden APPROVED (*TC no objection 15/5/12*)

2. P/00528/12 – 27, St. Johns Road Continued use of former shop premises for residential purposes APPROVED (*TC no objection 15/5/12*)

3. P/00516/12 – Rear of 34, High Street, Oakfield Outline for 8 dwellings with parking and vehicular access off High Street APPROVED *(TC no objection subject to closure of footpath to Meaders Road 15/5/12)*

4. P/00711/12 – 6, The Grove, Grove Road Revisions to approved dwelling to include a conservatory, patio and covered seating area; 2 dormer windows on rear elevation and alterations to garage. APPROVED *(TC no objection 12/6/12)*

5. P/00505/12 & P/00506/12 LBC – Prince Consort, 19 St Thomas Street Installation of two additional windows on west elevation APPROVED *(TC no objection 28/5/12)*

6. P/00342/12 – Rye House Playstreet Lane - Conversion of dwelling to form 4 sheltered units; outline for sheltered housing scheme comprising 2 blocks of 4 flats and 2 bungalows; alterations to vehicular access; outline for a pair of semi detached houses with parking and formation of vehicular access – REFUSED for 8 reasons *(TC object 16/4/12 , inadequate sewerage, surface water drainage, narrow access , effect on ecology and wildlife, could affect protected trees)*

The following 7 decisions related to the siting of BT Broadband Cabinets:

7. P/00594/12 – Rear of The Lea, Buckingham Close – APPROVED *(TC no objection 28/5/12)*

8. P/00596/12 – Adjoining 181, High Street – APPROVED *(TC no objection 28/5/12)*

9. P/00597/12 – Outside 23, George Street APPROVED *(TC no objection 28/5/12)*

10. P/00599/12 – Opposite 78, George Street APPROVED *(TC no objection 28/5/12)*

11. P/00602/12 – Outside Public Conveniences, St. Johns Road APPROVED *(TC no objection 28/5/12)*

12. P/00603/12 – Outside 79/80 West Street REFUSED *(TC no objection subject to minimum pavement width 12/6/12)*

13. P/00604/12 – Outside 12, Monkton Street REFUSED *(TC object to siting 12/6/12)*

120/12 TOWN CENTRE BOUNDARIES AND PRIMARY RETAIL FRONTAGES

At its meeting on 25th June the Committee considered a consultation paper regarding the review of boundaries of both the town centre boundaries and primary retail frontages. This was part of the Ryde Area Action Plan process and a survey of the use of different premises in and around the town centre formed part of the consultation paper which contained 6 main questions for comment.

The answers and comments of the Committee on 25th June were set out as an Appendix to the minutes of this meeting and amended slightly to suggest that any possible reclamation should be only to the east of the Pier and that the 27 existing businesses in the vicinity of Monkton Street be included in the area.

Councillor Wayne Whittle, as Chairman of the Ryde Business Association presented the response of the Association around the primary and retail frontages notes and questions and the Committee was in broad agreement with the Association and felt that the views of the Committee complimented those of the Association.

RESOLVED that the views of the Town Council as amended be submitted to the IWC Planning Policy Section and that the Town Council and the Business Association should continue to work together to secure the best interests for Ryde, its businesses, residents and visitors.

121/12 AREA ACTION PLAN DEVELOPMENT AND THE FUTURE FOR NEIGHBOURHOOD PLANS

The Committee considered a briefing paper which had been circulated to all members.

RESOLVED TO RECOMMEND that the Town Council should endorse the proposals for the development of the Ryde Area Action Plan and look forward very much to engaging in the consultative processes that will lead to the formation of a well informed and balanced Area Action Plan for Ryde. The Town Council also reserves the right to work with local communities in the future to develop neighbourhood plans where the Town Council considers there is a need for more detailed and focussed work to be undertaken to further underpin and add value to the Ryde Area Action Plan and the Core Strategy for the Island.

122/12 NAVITUS BAY WIND FARM CONSULTATION

The Town Council is not a prescribed body required to be consulted for the Navitus Bay Wind Park but does lie within the Zone of Theoretical Visibility of the offshore wind farm and has been consulted informally. The proposal would be located 8.1 miles off the Dorset and Hampshire Coast and 8.7 miles from the Needles, potentially covering an area of approximately 77 square miles.

RESOLVED that Navitus Bay Development Ltd be informed that this Committee is supportive of this initiative but would ask that particular consideration be given to the following comments:-

- **We ask that Island Businesses and Workers be encouraged to contribute to the development of Navitus Bay in order that this important initiative may contribute positively to the economy of the Isle of Wight.**
- **We ask that anglers and yachtsmen and yachtswomen be enabled to enjoy their activities with a minimum of disruption (once the development has finished) within the designated Navitus Bay Wind Farm Area**

123/12 DATE OF NEXT MEETING

The next meeting will be held on Monday 23rd July and the meeting finished at 8.40pm.

Signed Dated

