



RYDE TOWN COUNCIL

Town Hall Chambers
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5th June 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 12th JUNE 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 28th May 2012 .

4. PROGRESS ON ACTION TAKEN

5. MEMBERS' QUESTIONS

6. PLANNING APPLICATIONS

1. P/00572/12 – LDC/31045 – 9, Binstead Hill (Binstead Ward) – Lawful Development Certificate for continued use of access and hardstanding.

2. P/00673/12 – TCPL/07155/F & P/00674/12 – LBC/07155/E -58, Union Street (N.W. Ward) Alterations and change of use from Accountant's Office (Class B1) to retail (Class A1).

3. P/00669/12 – A/00573/C – Coburgs, 70, Union Street (N.W. Ward) – Retention of externally illuminated fascia sign.

4. P/00672/12 – TCP/31047 – 17, St. Johns Avenue (E.Ward) – Alterations; single storey rear extension to provide additional living accommodation; re-siting of greenhouse.

5. P/00671/12 – TCP/28868/A – The Crest, Corbett Road (Haylands Ward) – Removal of parapet on front elevation; alterations to existing roof to form eaves and provide roof light on front elevation.

6. P/00711/12 – TCP/29962/B – Plot 6, The Grove, Grove Road (Haylands Ward) Revisions to approved dwelling to include a conservatory, patio and covered seating area; two dormer windows on rear elevation and alterations to garage.

7. P/00534/12 – TCP/31040 – Grace Church, Marlborough Road (E. Ward) Construction of Timber Shed.

8. P/00659/12 – TCP/25356/C – 22, Newport Street (N.W.Ward) – Change of use from St Johns Ambulance training hall to form a boxing club for Ryde Amateur Boxing Club.

9. P/00603/12 – PNP/31026 – Outside 79/80, West Street (N.W. Ward) Prior notification by British Telecom for installation of cabinet.

10. P/00604/12 – PNP/31027 – Outside 12, Monkton Street (N.E. Ward) Prior notification by British Telecom for installation of cabinet.

11. P/00193/12 – TCP/31064 – The Rustlings, East Hill Road (N.E. Ward) Demolition of garden room; proposed alterations; two storey extension on front elevation; two storey extension on rear elevation and new roof to provide additional living accommodation.

12. P/00466/12 – TCP/27642/D – Kingarth House, Church Road, Binstead (Binstead Ward) Revised scheme and description and re – advertised application for demolition of conservatory, detached annexe buildings and outbuildings; proposed

single storey side extension to form double garage; conservatory; raised terrace; detached dwelling.

13. P/00581/12 – TCP/13801/F – 3, St. Johns Hill (East Ward) – Change of use of property from retail to residential .

7. PLANNING DECISIONS

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

1. P/00389/12 – Vectis Animal Feeds, Prestwood Dairy, Smallbrook Lane. Change of use from B1 (Business) to B8 (Storage and Distribution) APPROVED (*TC no objection 16/4/12*)

2. P/01748/11 – 36, Swanmore Road. Externally illuminated fascia sign. APPROVED for use between 0700 hrs and 2300 hrs. (*TC no objection by delegated authority subject to no use when shop premises closed 30/12/11*)

3. P/00394/12 – 11, Mitchells Road. – Remove old brick outbuilding and replace with a new single storey shed with paths and patio. APPROVED (*TC no objection subject to height query 30/4/12*)

4. P/00376/12 & P/00377/12 (LBC) Eyeland Optical , 2. St Thomas Square. Change of use of empty premises from A1 (retail) to A3 (Restaurants and Cafés) and A5 (Hot Food Take-away); Signage(for French Franks); replacement fabric to existing awnings. APPROVED (*TC no objection 16/4/12*)

5. P/00433/12 (LBC) - 18, Gloucester House, St. Thomas Street. Alterations to existing wall to form new double door opening between kitchen and dining room. APPROVED (*TC no comment 30/4/12 and left to the requirements of the Conservation Officer*)

6. P/00116/12 - Land rear of 43, High Street. Siting of shipping container for storage – REFUSED (Visually intrusive development that would fail to preserve the character and appearance of the Conservation Area) (*TC object inappropriate for a conservation area and detrimental to the visual amenities of the locality 30/4/12*)

7. P/00412/12 – 23a Union Street. Removal of condition imposed in 1991 which required space for parking 6 cars on the rear yard with access from Union Road. APPROVED (*TC no objection 16/4/11*)

8. LICENSING

039122 – 125/126 High Street – (Formerly Babyneeds). This Committee raised no objection to the application for an off licence for this property, subject to any requirements of the Police. The licence has been approved subject to proposed conditions, conditions agreed with the Police and to mandatory conditions from the 2003 Licensing Act.

Hong Kong Express, Esplanade. This Committee previously commented on an application for a temporary bar for the sale of alcohol from Thursday to Sunday only in each year during the IW Scooter Rally from 1000 to 0300 hrs. It was felt that there were several other licensed premises in the vicinity and that this variation would not benefit the local community and could lead to public disorder. The application will be considered by the IWC Licensing (Determinations) Sub Committee at 1pm on 18th June and the RTC Planning Committee could be represented. This Committee will be informed of the views of the Police on this application.

9. TOWN CENTRE BOUNDARIES AND PRIMARY RETAIL FRONTAGES

RYDE AREA ACTION PLAN

Following on from the adoption of the Island Plan Core Strategy, as part of the Ryde Area Action Plan process the IW Council is reviewing the boundaries of both the town centre boundaries and the primary retail frontages. A survey of the non-residential uses in and around the town centre forms part of the Town Centre Boundary and Primary Retail Frontage Consultation Paper and the Planning Policy Team Leader, Ollie Boulter would welcome the views of the Town Council on the questions posed in the paper regarding Ryde, together with any other observations regarding the planning policy approach towards town centre boundaries, primary retail frontages and retail in general.

This 18 page document will be forwarded to Ryde Town Councillors today and is separate from Mr Boulter's note sent before the last meeting which set out the expected roles and responsibilities of each of our Councils in the Area Action Plan Process .

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.

10. DATE OF NEXT MEETING

The next meeting has been scheduled to be held on Monday 25th June.

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