



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 3rd APRIL 2012 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

Also Present: Mrs Jill Moore and Mr P. Warren.

In attendance: David Mellor .

PUBLIC QUESTION TIME

Mrs Jill Moore said that Andrew Turner M.P. had commented on the Localism Bill and that Ryde residents for and against the proposed development at Pennyfeathers should contribute to the Local Plan and be free to pre-empt the outline process in order to defeat the 3 week consultation time scale and that the new shortened 50 page Planning Policy Framework available on the internet should be used as an "aide memoir". Mrs Moore asked how the Town Council would look at the Pennyfeathers site referred to in the April edition of "The Beacon" by the M.P., bearing in mind the Core Strategy debate leading to the Ryde Area Action Plan?.

The Chairman explained that Town Council would be consultees on an Area Action Plan and a Neighbourhood Plan would be considered later. Councillors and Officers were involved in training events and were kept up with the latest changes by subscribing to organisations such as Navigus Planning and the Association of Local Councils and it was expected to soon receive supplementary papers on the need and numbers of additional development and on the Area Action Plan.

46/12 APOLOGIES

An apology for absence was received from Councillor Debbie Taylor.

47/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 19th March 2012 be approved as a true and accurate record of the meeting and signed by the Chairman..

48/12 PROGRESS ON ACTION TAKEN

Core Strategy Briefing at County Hall - 12th April.

Following the date changes reported at the meeting on 20th February, the following places had been reserved: -

12th April at 6pm – Councillors Conrad Gauntlett, David Knowles, Graham Pearce and Tim Wakeley, together with Adrienne White, Saskia Kiernan and David Mellor.

Meeting with Planning Officers.

On 26th March, the Mayor and Chairman of this Committee, together with the Adrienne White, Saskia Kiernan and David Mellor met with the Chief Planning Officer, Bill Murphy and the Deputy Head of Policy, Wendy Perera to discuss issues around the Ryde Area Action Plan and links to neighbourhood planning related work.

This Area Action Plan is a document that the IWC will undertake and will be second to the Core Strategy and set out local policy and allocation for the Ryde area. The role of the Town Council will be as a specific consultee, as with the Core Strategy.

The “Ryde Masterplan” is the name the IW Chamber of Commerce had used for the Ryde Area Action Plan and they are really the same thing. It is hoped that Ryde Town Council could start to supply the official process as soon as possible and practicable after the briefing sessions above. Neighbourhood plans are community led plans that identify a specific community that the local community would wish to plan for and are more detailed than things like Parish Plans, or Village Design Statements.

The meeting was very helpful and indicated the need for liaison between the IW Council and the Town Council to secure the best interests for the area.

It was suggested that the Council's strategy on the Action Plan should be clarified and that meetings could be held on a regular or fortnightly basis to monitor and review the situation, comment on the evidence submitted and engage with community interest groups such as Monkton Mead. This would not be confused with the regular Committee meetings to comment on planning applications, licensing and highways. This would be put forward as a course of action for the Town Council to agree.

Questions from Members

Councillor Conrad Gauntlett suggested that it would be helpful if a heading was placed on the agenda for future meetings of the Committee to give Councillors the formal opportunity of asking questions on Committee matters. This was agreed.

Monkton Mead Brook - Ryde Beach Culvert repairs and outlet improvements.

The Contractor for the Environment Agency was to start repair works to the Monkton Mead culvert to seal the joints that are causing the holes in the sand by the sea wall and they will also be installing some flaps on the end of the outfall grill to try to reduce sand ingress of sand to the culvert.

Some of the works will be done during low tide periods there will be some movement of plant when the public will be using the beach and the Agency has circulated a newsletter to the Ryde Residents Flood Group.

This outlet was an important feature in the drainage from the Brook and members were concerned that other work need to be carried out, the Brook cleaned of rubbish and tree roots and possibly an additional outfall pipe to extend from the outlet above the beach level so as not to become blocked by the sand which moves in a westerly direction and builds up on the Harbour Wall .

The Environment Agency would be asked what further work they intend to do to reassure the Council that the drainage situation will be improved to prevent flooding , including the clearance of the Monkton Mead Brook and the Brook Feeder Stream by the side of the allotment site.

49/12 PLANNING APPLICATIONS

1. P/00263/12 – TCP/03160/G (Binstead Ward)

Wychwood, Quarr Hill.

Proposed single storey extension to form garage; retention of new roof over existing garage and carport; 1.35m high front boundary fence.

RESOLVED that no objection be made.

2. P/00106/12 – TCP/15169/E (North West Ward)

16, Cross Street, Ryde.

Change of use from A1 (retail) to A2 (financial and professional services)
(re advertised application)

RESOLVED that no objection be made.

3. P/00286/12 – TCP/30933 (East Ward)

5, Somerset Road, Ryde.

Demolition of conservatory and outbuildings, alterations, single storey rear/side extension to provide enlarged kitchen/diner; detached workshop/ gym with decking.

RESOLVED that no objection be made.

4. P/00309/12 – TCP/27037/B (East Ward)

Peacehaven, Thornton Manor Drive, Ryde.

Alterations; proposed detached garage; dormer window with balcony on east elevation; raised decking.

RESOLVED that no objection be made.

5. P/00279/12

Land adjacent to the Community Centre, St. John's Road, Ryde.

Demolition of garages/outbuildings; construction of a terrace of 3 dwellings and a pair of semi detached dwellings with pedestrian access.

RESOLVED that no objection be made in principle but it be commented that no off street parking has been proposed and the Committee is increasingly concerned that future developments in the town centre will need to meet the demand for parking provision.

This decision was carried by 2 votes to 0 and Councillors Graham Pearce, David Woodward and Tony Zeid wished it to be recorded that they had abstained from voting.

50/12 PLANNING DECISIONS

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

1. P/00007/12 & LBC P/00008/12 – 32 – 33 Union Street, Ryde.

Change of use and LBC to form 5 flats.

REFUSED (*TC no objection subject to Conservation Officer 7/2/12*)

2. P/01838/11 – 8, Castle Street, Ryde.

Demolition of garage, proposed two storey building to form shop and store on ground floor with flat over.

APPROVED (*TC Object as inappropriate locality, loading and unloading arrangements and would prefer residential use as previously approved*)

The reasons for approval were that the site was in a sustainable location and adjacent to the Town Centre Boundary wherein the principle of mixed use development is compliant with the aims of PPS1, PPS3 and PPS4. They say that the proposal would compliment the Conservation Area and there would be no highway implications or impacts on the amenities of neighbouring properties.

3. P/01899/11 – 3, Anglesea Terrace, 9 – 10, Anglesea Street.

LBC for internal alterations.

APPROVED (*TC no objection 23/1/12*)

4. P/00026/12 – Beach Wood, Quarr Road.

Summer House with Plant Room for Pool.

APPROVED subject to condition that development to be carried out in complete accordance with details of application and shown on submitted plans 329 – 23/12 & 329 – 23C (*TC Object 20/2/12*)

51/12 LICENSING- DIAMOND JUBILEE

Application 039018 had been received for a premises licence for a Diamond Jubilee Event at Appley Park and Beach, from Helen Davenport (Quture) and Ben Leal (Appley Leisure) from 2nd to 4th June. It is proposed to start at 10am on Saturday 2nd until 1 am on Sunday 3rd, then restart at 10am on the Sunday and finish at 1am on Monday 4th. They wish to have plays, films, live and recorded music, dance performances late night refreshments and the sale of alcohol indoors and outdoors with a stage with professional PA system and other stages on site. The Town Council is a contributor to this proposed event.

At 8.15pm Councillor Graham Pearce declared a pecuniary interest in this matter as he would be carrying out printing for the event. He left the meeting.

RESOLVED that no objection be made to this licence application but that it should comment on local concerns regarding possible disturbances to local residents by noise from the event after 10pm and the need for a “managed winding down” policy by the Organisers, Police, Site Security and Street Pastors wards the end of the proceedings to avoid possible nuisance from persons leaving the site that may use the southerly exits from the park. The Mayor also mentioned that Marina Avenue was narrow and that traffic cones could be used to facilitate sensible parking.

52/12 DATE OF NEXT MEETING

The next meeting has been scheduled for 30th April 2012.

The meeting concluded at 8.22 pm.

Signed Dated2012