



RYDE TOWN COUNCIL

Town Hall Chambers
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3rd July 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 **MONDAY 9th JULY 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 25th June 2012 .

4. **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.

5. **MEMBERS' QUESTIONS**

6. **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)

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) – On 19th March this Committee raised no objection to application P/00261/12 for a 1.8m high close boarded fence along the southern boundary of the site. This was refused on grounds of size, design, position and appearance.

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.

The following 3 applications have been received to give prior notification that British Telecommunications plc intends 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)

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

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

7. **PLANNING DECISIONS**

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

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 relate 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)

8. 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. Some thoughts made by the Committee on 25th June are set out as an **APPENDIX** to the minutes of this meeting.

Councillor Wayne Whittle will attend and make a presentation on behalf of the Ryde Business Association.

9. AREA ACTION PLAN DEVELOPMENT AND THE FUTURE OF NEIGHOURHOOD PLANS

To receive and consider the attached briefing paper .

10. DATE OF NEXT MEETING

The next meeting will be held on Monday 23rd July.

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