



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 23rd JULY 2012 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

Also Present: Mr Peter Bourne and Mrs J. Moore.

In attendance: David Mellor .

124/12 APOLOGIES

Apologies for absence were received from Councillors David Knowles and Debbie Taylor.

125/12 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 (9.4) and the proposals for Lind Street and Market Street (9.2) were near to his house.

The Chairman, Councillor Tim Wakeley declared a personal interest in the Highways proposals for Spencer Road (9.17) as he had to use this road to get to and from his house.

Councillor Tony Zeid declared a personal interest in planning application items 6.1 (P/00898/12) and 6.7 (P/00957/12) as he lived near to the sites applied for. .

126/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 9th July 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

127/12 PROGRESS ON ACTION TAKEN

Burning of waste materials on land near Smallbrook

Regarding the query at the last meeting the Environmental Health Department had said that a licence to burn materials has to be obtained from the Environment Agency. The local office of the Agency had been asked if one had been granted or requested.

Rosemary Common

The IWC Property Section had forwarded a copy of a map which appeared to show over 20 acres of land known as Rosemary Common as owned by the IWC and this would be compared to the Strategic Housing Land Availability Assessment Plan given by the Planning Policy Section. It was important to keep this common land which was not signposted or known by many people. Some work had been done on the Common a few years ago and the IWC Parks Department would be asked to signpost it at access points so that it would not fall into disuse.

145, High Street

Following a question at the last meeting it was reported that the use of these premises by a firm of funeral directors did not require consent for a change of use from Class A1 (retail)

Quarr Tree Preservation Order

At the last meeting the Committee was pleased to note that a Tree Preservation Order had been made to protect trees to the centre and to the south of "Fairways". It was felt that because of felling by the property known as "Beachwood" protection should so be given to other trees within the Area of Outstanding Natural Beauty .

Quarr Beach AONB – Complaints

The IWC Solicitor, Justin Thorne had agreed to meet the Mayor and the Chairman on 2nd August to discuss whether there might be a legal remedy to deal with complaints of decking, a fence and warning notice at Quarr Beach.

128/12 MEMBERS' QUESTIONS

Councillor Graham Pearce was concerned at the consultation process regarding the future for the Harcourt Sands site as a mixed proposal including housing had been suggested. There was an opportunity for questions to be raised at a presentation to be held at 3pm on 2nd August.

129/12 PLANNING APPLICATIONS

1. P/00865/12 – TCPL/08396/D & P/00866/12 – LBC/08396/D – 12, Lind Street (N.W. Ward) Demolition of rear extension; proposed alterations; change of use from office accommodation to a dwelling and two storey rear extension to provide additional living accommodation including self-contained annex accommodation at basement level (revised scheme)

RESOLVED that this application be supported subject to any requirements of the Conservation Officer.

2. P/00898/12 – TCP/00677/H – 125 & 126, High Street (West Ward)- Alterations and conversion of ground floor retail areas to form two flats. (former Baby Needs Shop)

RESOLVED that no objection be made.

Councillors Graham Pearce and Tony Zeid abstained from voting on this application.

3. P/00911/12 – TCP/31116 – Percy House, Canoe Lake Road (N.E. Ward)
Replacement of 10 wooden framed windows with upvc double glazed units.

RESOLVED that no objection be made.

4. P/00932/12 – TCP/10899/E – Land at Aldermoor Farm, Upton Road (Haylands Ward)

Variation of condition no 3 on P/01986/04 – TCP/10899/C to allow the rehabilitation treatment centre to be used for the treatment of human patients.

Councillor Graham Pearce declared a personal interest in this item as the applicant was a client of his.

Councillor Conrad Gauntlett declared a personal interest in this item as he knew the applicant socially.

RESOLVED that no objection be made.

5. P/00946/12 – TCP/28013/E – 115, High Park Road (East Ward) – Replacement of planning permission (P/00699/07 – TCP/28013/A: Part demolition of house; outline for 2 storey detached dwelling with vehicular access and parking (revised scheme), in order to extend the time limit for implementation.

RESOLVED that no objection be made.

6. P/00948/12 – TCP/31129 – 11, Waterloo Crescent (West Ward) – Demolition of conservatory; proposed alterations and single storey rear extension to form kitchen /dining room; three velux roof lights on front elevation.

RESOLVED that no objection be made.

7. P/00957/12 – TCP/13043/L – 26, Bank Gardens (West Ward) – Conversion of existing workshop/office to form a dwelling (revised scheme)

RESOLVED that no objection be made but that access for neighbours is maintained when work is being carried out.

130/12 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/00337/12 – The Farriers, Pitts Lane – Replacement windows, doors and cladding. APPROVED (*TC no objection 28/5/12*)
2. P/00534/12 – Grace Church, Marlborough Road – Construction of storage shed. APPROVED (*TC no objection 12/6/12*)
3. P/00601/12 – Outside 72, West Hill Road – Telecom Cabinet. APPROVED (*TC no objection 28/5/12*)
4. P/00595/12 – Outside 6 – 9, High Street – Telecom Cabinet APPROVED (*TC no objection 28/5/12*)
5. P/00600/12 – Rear of St Thomas Church and opposite 5 St Thomas Street Telecom Cabinet APPROVED (*TC no objection 28/5/12*)
6. P/00659/12 – 22, Newport Street – Change of use from St John Ambulance training hall to form a boxing club for Ryde Amateur Boxing Club. APPROVED (*TC support application 12/6/12*)
7. P/00576/12 – 156/158 High Street – 2 internally illuminated fascia signs; 1 internally illuminated projecting sign. 1 non illuminated fascia sign. (Peacocks Store to be Poundland) REFUSED (*TC object to internally illuminated signs 28/5/12*)
8. P/00572/12 – 9, Binstead Hill – Lawful development certificate for continued use of access and hardstanding. APPROVED (*TC no objection subject to Highways 12/6/12*)
9. P/00671/12 – The Crest, Corbett Road – removal of parapet on front elevation; alterations to existing roof to form eaves and provide roof light on front elevation. APPROVED (*TC no objection 12/6/12*)
10. P/00581/12 – 3, St. Johns Hill – Change of use of property from retail to residential . APPROVED (*TC no objection 12/6/12*)
11. P/00672/12 – 17, St Johns Avenue – Alterations; single storey rear extension to provide additional living accommodation; re – siting of greenhouse. APPROVED (*TC no objection subject to flat roof not being used as a balcony and cause overlooking 12/6/12*)

131/12 P/00791/12 – SUGGESTED CONDITION

On 25th June the Committee objected to an application for a large detached garden building at 38, Mayfield Road as it did not like the corrugated fibre cement roof sheeting and were concerned at noise and nuisance from the workshop. The Case

Officer had suggested a condition to ensure that the building would be used for purposes incidental to the enjoyment of the existing dwelling house and not for industrial or commercial purposes. He also submitted revised samples of materials.

RESOLVED that the objection of the Town Council be withdrawn.

132/12 HIGHWAYS – TRAFFIC REGULATION ORDER

The Committee was asked if it does or does not support proposed changes to the Ryde Traffic Regulation Order 1/2012 before the IW Council formally advertises it.

There are 6 plans that are currently covered by temporary orders which exist on street:-

1. East Hill Road
2. Lind Street and Market Street
3. Argyll Street
4. Dover Street x 2
5. West Street and Swanmore Road

Additional new proposals were proposed at :-

6. Appley Road
7. Arundel Close
8. Circular Road
9. Edward Street
10. Great Preston Road
11. Meaders Road
12. Oakfield High Street and Oakvale
13. Partlands Close
14. Player Street
15. Reed Street
16. Somerset Road.
17. Spencer Road
18. St John's Wood Road
19. Victoria Street 1
20. Victoria Street 2
21. Westfield Park - (Mr Peter Bourne of the Westfield Park Residents Committee spoke on this proposal)
22. Pitt Street
23. Southfield Gardens

RESOLVED that :-

- 1. No objection be raised to proposals numbered 1,2,3,4,5,6,7,8,9,10,12,13,14,15,16,18,19,20,22 and 23.**

2. Concern be expressed at problems that could occur with the proposed restriction in Meaders Road, necessary to secure access for emergency and refuse vehicles and the Committee hoped that additional land could be made available for parking in this area, or the road to be widened (no. 11)

3. The proposals for Spencer Road (no.17) would cause a “ blind bend “ if parking was stopped just on the section east of Copsefield Drive so it was felt that the no waiting at any time restriction should apply on both sides of the road on this section.

4. As there had been continuing and worsening problems with long term parking by commuters the suggestions of the Residents Committee be supported and that the no waiting at any time restriction be agreed and that it be suggested that the areas of no restriction in Westfield Park be restricted to 4 hours with no return within 24 hours.

133/12 DATE OF NEXT MEETING

The next meeting will be held on Monday 6th August and the meeting finished at 8.45pm.

Signed Dated