



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 20th FEBRUARY 2012 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

Also Present: Mrs J. Moore.

In attendance: David Mellor.

23/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 7th February 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

24/12 PROGRESS ON ACTION TAKEN - HIGHWAYS

Appley Road resurfacing.

It was noted that Appley Road would be closed for about a week from 20th February from Marlborough Road to Puckpool Hill. During that time a temporary width restriction would be imposed in Bullen Road from Westridge Cross to Pondwell Hill.

Haylands Primary School

It was noted that detailed notification and current scheme drawings had been received for the highway improvement works associated with the approved Haylands Primary School build in Bettesworth Road and Ashey Road. The works are expected to commence in April and last for 12 weeks.

Smallbrook Roundabout

As part of the IWC Integrated Transport Capital Programme it had been proposed to implement a proposed accident remedial scheme for Smallbrook Roundabout. The scheme had been provisionally ranked for construction in 2012/13 and there were a number of options for this scheme to "engineer out" the existing accident programme at this junction. The general feeling was that any of the schemes would be an improvement and it was agreed to note the proposal.

4. AREAS OF OUTSTANDING NATURAL BEAUTY – QUARR

To welcome the AONB Officer, Fiona Hanna, who will attend the Committee to explain the background to the AONB Unit and discuss the Quarr Area and possible actions which could offer landscape improvements and protection of the area. The Committee and the Quarr Road Users Association have been concerned at the effect on this area by past development, woodland management and current planning applications. The IW AONB was designated in 1963 and covers approximately half the Island. The main purpose of the designation is the conservation and enhancement of the natural beauty of the area. Secondary to this is the promotion and enjoyment of the area and ensuring the needs of its community and land based industries can be met where these do not compromise its primary purpose.

5. PROGRESS ON ACTION TAKEN

P/01749/11 – 2, Hazelmount Paddock, Quarr.

In December this application for a single storey extension to provide annexed accommodation was considered and the Town Council comment was “ This is a very substantial extension which may be considered to be an over development of the site, in excess of 30% of the existing dwelling space. If the proposal is approved the TC requests written confirmation of the legal undertaking preventing any future sub division of the property.” Revised plans and a letter from the applicant’s agent have been received.

6. PLANNING APPLICATIONS

1. P/00130/12 – TCP/22600/C (Binstead Ward)

The Oaks, Church Road, Binstead.

Replacement enlarged roof to provide additional living accommodation within roofspace to include balcony on rear elevation; replacement roof to conservatory.

2. P/00157/12 – TCP/05946/E (North West Ward)

15 and 16 High Street and land rear of 13 – 16, High Street, Ryde.

Demolition of garden wall and 2 storage buildings; conversion of offices and storage areas to form 1 dwelling; conversion of upper floors to provide 4 flats; 2 storey building to form 2 retail units and 4 flats.

3. P/00187/12 – TCP/27903/A (North West Ward)

Sans Souci, East Hill Road, Ryde.

Demolition of sun lounge; alterations; two storey rear extension to provide additional living accommodation; replacement roof to single storey element on front elevation.

4. P/01918/11 – TCP/17934/A (South Ward)

62, High Street, Ryde.

Change of use from retail (Class A1) to financial and professional services (Class A2)

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

16, Cross Street, Ryde.

Change of use from retail to office.

6. P/00168/12 – TCP/30903 (East Ward)

9, Victoria Crescent, Ryde.

Alterations; two storey side extension to form porch, enlarged kitchen and additional living accommodation.

7. P/00204/12 – TCP/27477/C (North East Ward)

Lynwood, 52, West Hill Road, Ryde.

Replacement of planning permission (P/02259/08 – TCP/27477/B: Alterations; three storey extension to provide 2 additional flats to include accommodation within roof space; terraced area and parking) in order to extend the time limit for implementation.

7. PLANNING DECISIONS

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

1. P/01826/11 – 30, Grange Avenue, Ryde

Retention of raised deck area on rear elevation.

REFUSED – overlooking 28 Grange Avenue & 35 Winston Avenue (*TC no objection 10.1.12*)

2. P/01833/11 – 39, Spencer Road, Ryde

Demolition of single storey rear and side extensions; proposed alterations and single storey rear and side extensions to enlarge living accommodation; new decked areas on front and rear elevations.

APPROVED (*TC no objection 10.1.12*)

3. P/01799/11 & P/01800/11 LBC – Land adjacent to 1, Belvedere Street, Ryde.

Replacement of planning permission (P/00207/09) and LBC (P/00208/09) for demolition of garage and extension; proposed 3 storey block to form 3 flats, in order to extend the time limit for implementation.

APPROVED (*TC no objection 10.1.12*)

4. P/01632/11 – Busy Bee Garden Centre, Brading Road, Ryde.

Demolition of glasshouses, polytunnels, storage building and covered sales area; proposed single and two storey extensions to enlarge garden centre facilities; alterations to existing vehicular access.

APPROVED (*TC no objection 12.12.11*)

5. P/01851/11 – Busy Bee Garden Centre, Brading Road, Ryde.

Relocation of two polytunnels.

APPROVED (*TC no objection 23.1.12*)

6. P/01890/11 – 12, Brigstocke Terrace, Ryde.

LBC for internal alterations.

APPROVED (*TC no objection 23.1.12*)

7. P/01853/11 – Millfield, 29, Queens Road, Ryde.

Erection of two detached houses with detached garages.

REFUSED – Detrimental impact on setting of 29 and 31 Queens Road, inappropriate development in conservation area, contrary to sections 66 & 72 of Planning Act 1990, G4 (locational criteria) D1 (design) of UDP & national policies and, sustainable development, Housing and Planning for the Historical Environment. Insufficient information given on impact on ecology and on location of 31, Queens Road.

(TC object for several reasons 7.2. 12 and comments of appreciation received from residents)

8. HIGHWAYS – ASHEY ROAD

At the last meeting a copy of an email to Havenstreet and Ashey PC from Highways was considered. It showed a proposal to improve highway safety at Smallbrook Roundabout and to include it in the draft Integrated Transport Capital Programme for the 2012/13 financial year. There were a number of options for this scheme and the Committee felt generally that any such scheme would be an improvement and noted the proposal.

Since then another copy of an email to Havenstreet and Ashey PC from Highways regarding the Integrated Transport Capital Programme for 2012/13 has been received. This time it relates to a proposal to include in the scheme the widening of two lengths of the Ashey Road to 6.5 metres and whilst it may not be included in the current year, it is a consultation to gauge the degree of local support for the proposal.

9. DATE OF NEXT MEETING

The next meeting has been scheduled for 19th March 2012

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