



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 17th SEPTEMBER 2012 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

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

Also Present: Mr David Moore, Mrs J. Moore and Mr P. Warren .

In attendance: David Mellor .

PUBLIC QUESTION TIME

There were no public questions but Mr David Moore informed the Committee of the decision to approve the application for solar panels at his property, Stone Cottage, The Strand . Planning decisions are reported later in these minutes.

162/12 **APOLOGIES**

Apologies for absence were received from Councillors Conrad Gauntlett, David Woodward and Debbie Taylor.

163/12 **PROGRESS ON ACTION TAKEN**

Rosemary Common

Consideration of this item was deferred until the ward member, Councillor Conrad Gauntlett, could attend.

Minghella Square

IW Council and the Minghella Family were close to identifying a date for a small opening event. The Committee were not pleased that a date for completion of the works was awaited.

Vectis Hall

The owners of the site were due to be written to again by the IW Council Conservation Team to request that the site be tidied up. The Committee was not happy with the delay and less than impressed.

Royal York Hotel

The Planners had agreed a scheme in principle with the owner for the redevelopment of the site so that the front half of the building would be residential and the rear half used as a Hotel. Without prejudice the Committee felt that this important art deco building should be improved as soon as possible and that perhaps it would be better with the front half as a hotel and the rear as residential.

Ryde Area Action Plan

The IW Council Planning Policy Section were taking longer than expected to undertake all the background work for the Medina Valley Area Action Plan and this will have a knock-on effect for the Ryde Area Action Plan. The planners are hoping to minimise this impact on the Ryde AAP timetable and expect to soon be publishing a revised Local Development Scheme timetable indicating that Ryde AAP will be published for consultation in summer 2013.

164/12 PLANNING APPLICATIONS

1. P/01227/12 – TCPL/06823/M & P/01228/12 – LBC/06823/L Garfield House, Victoria Street (NW Ward) Internal alterations and conversion of part of existing building (assembly hall) to form 2 flats.

RESOLVED that no objection be made.

2. P/01205/12 – LBC/24772/L & P/01267/12 – TCP/24772/M - The Penthouse, Prince Consort, 19, St Thomas Street (NW Ward)
LBC for one dormer window.

RESOLVED that no objection be made, subject to any comments from the Conservation Officer.

3. P/01254/12 – TCP/04184/D – Red Tiles, Buckingham Road (NW Ward)
Alterations; conversion of roof space to provide additional living accommodation to include dormer windows on east and west elevations (revised scheme)

RESOLVED that no objection be made.

4. P/01237/12 – TCP/06574/B - Land adjacent to 1, Prince Street (South Ward)
Proposed detached dwelling with parking.

RESOLVED that objection be made as it would be an inappropriate development with an insufficient garden and would overlook a neighbouring property.

5. P/00924/12 – TCPL/31206 & P/00925/12 – LBC18340/Z - 32/33 Union Street (NW Ward)

Alterations and change of use to form 5 flats.

RESOLVED that no objection be made.

6. P/01064/12 – TCP/31161 – 1, Binstead Hall, Quarr Road (Binstead Ward)

Alterations to existing glazed roof lantern; provision of 2 new roof lanterns; replacement porch; new balcony at first floor level on south and north elevations; alterations to fenestration (revised site plan) (re advertised application)

RESOLVED that no objection be raised in principle but the Committee is deeply concerned that these proposals could lead to a loss of privacy and light for neighbouring properties.

7. P/01087/12 – TCP/26313/C – 30a Colenutts Road (Haylands Ward)

Proposed garden chalet to provide ancillary accommodation.

RESOLVED that objection be raised as this development is considered to be inappropriate and an inappropriate use of a garden building.

8. P/01248/12 – TCP/14023/E– Waterside Pool/Café ,Esplanade. (NE Ward)

External alterations to include provision of new surface over existing courtyard; new window to staff office; seating; proposed fence within courtyard.

RESOLVED that this application be supported and no objection made.

9. P/01250/12 – A/02599 – Waterside Pool/Café, Esplanade (NE Ward)

Proposed advertising board.

RESOLVED that no objection be made.

165/12 PLANNING DECISIONS

The following planning decisions and the Town Council's comments during the consultation process were noted\;-

1. P/00932/12 – Land at Aldermoor Farm, Upton Road. Variation of condition no 3 on P/01986/04 to allow the rehabilitation treatment centre to be used for the treatment of human patients.

APPROVED (TC no objection 23/7/12)

2. P/00675/12 -125 & 126 High Street Alterations and conversion of first and second floors to form four 2 bedroom flats and formation of a launderette area.

APPROVED (TC no objection 9/7/12)

3. P/01063/12 – Aldermoor Farm, Upton Road Replacement roof with new dormer window on rear elevation.

APPROVED (TC no objection 20/8/12)

4. P/01087/12 – Wight Motors Site, Lind Hill – Demolition of vacant garage premises, proposed 3 storey 41 Bedroom Travelodge Hotel with landscaping.
APPROVED (TC no objection in principle 2/12 but expects on line to be taken into consideration and recommendations of the Conservation Officer complied with)

166/12 DATE OF NEXT MEETING

The next meeting will be held on Tuesday 2nd. October

The meeting finished at 8.02 pm.

Signed Dated