



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 30th 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: Councillor Ian Stephens, Mr D. Moore, Mrs J. Moore and Mr P. Warren .

In attendance: David Mellor .

64/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 16th April 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

65/12 PROGRESS ON ACTION TAKEN

Island Plan Core Strategy housing figures and Ryde

Following discussions with IWC Officers the TC requested a further briefing on the evidence that underpins the 2100 units set out in Policy SP2 of the Island Plan Core Strategy. The Planning Policy Officers have given this information and said how this figure is affected by the number of approval granted between 1/4/11 and 16/3/12. The core strategy provides for 8,320 dwellings across the Island in the period 2011 – 2027, of which 2100 have been identified for the area covered by the Ryde Area Action Plan. It was reported that the Planning Department would be considering possible housing sites within the Ryde Area Action Plan Area during the next 3 months.

Mr Ollie Boulter, Team Leader, IWC Planning Policy, Conservation and Design had agreed to speak to the Committee at its next meeting on 15th May and to answer any questions on the Core Strategy housing figures and Ryde and the Committee received and agreed suggested questions to ask him. They would focus not so much

on the target of 2,100 dwellings but more on what kind, who for, where, how, what is affordable and their effect on flooding.

It was also reported that the Ryde Area Action Plan could possibly also include land outside the Town Council Boundary, such as in the areas of Havenstreet, Fishbourne, Nettlestone and Seaview.

Councillor Conrad again declared an interest in the Core Strategy as it may affect land in his ownership.

Future Tree Preservation Order for the Quarr A.O.N.B.

The Committee noted that the IWC Tree Officer, Mr Willis, would be making an Order to protect an area of Woodland at the Quarr Area of Outstanding Natural Beauty. Progress on this would be checked.

Monkton Mead Brook and Beach Outfall

Following the recent period of heavy rain and the completion of improvement works to the beach outfall by the Environment Agency, it was decided that the effectiveness of the improvements should be monitored and raised later with the Agency if necessary.

66/12 MEMBERS' QUESTIONS

Councillor Graham Pearce asked if a decision had been made on application P/01563/11 for 6, Monkton Street.

67/12 PLANNING APPLICATIONS

1. P/00433/12 – LBC/15453G – (N.W. Ward)

18, Gloucester House, St. Thomas Street.

Alterations to existing wall to form new double door opening between kitchen and dining room.

RESOLVED that no comment be made and the application left to the requirements of the Conservation Officer.

2. P/00116/12 – TCP/12563D – (South Ward)

43, High Street.

Provision of storage container.

RESOLVED that objection be made as it is considered inappropriate to site a large shipping container within a Conservation Area as it would set an unfortunate precedent and be detrimental to the visual amenities of the locality.

3. P/00394/12 – TCP/17370E – (Haylands Ward)

11, Mitchells Road.

Remove old brick outbuilding and replace with new single storey shed with paths and patio.

RESOLVED that no objection be raised subject to the height of the building being within that specified in the requirements for permitted development.

68/12 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/00106/12 – 16, Cross Street.

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

APPROVED (TC NO OBJECTION 3/4/12)

2. P/00187/12 - Sans Souci, East Hill Road.

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

APPROVED (TC NO OBJECTION 6/3/12)

3. P/00204/12 – Lynwood, 52, West Hill Road.

Replacement of planning permission (P/02259/08 for alterations; three storey extension to provide 2 additional flats to include accommodation in roof space; terraced area and parking .

APPROVED (TC NO OBJECTION 6/3/12)

4. P/00168/12 – 9, Victoria Crescent

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

APPROVED – (TC NO OBJECTION 6/3/12)

69/12 HIGHWAYS

Dropped Crossings for Disabled Users – Binstead Ward.

Councillor Ian Stephens had asked that the Committee should give consideration to the lack of dropped pedestrian crossings for disabled persons between Broadway Crescent and Newnham Road. Mr P. Taylor, a mobility scooter user, had complained to Rebecca Tuck, (IWC Integrated Transport Officer) who has told him that all requests for dropped crossings will go on a waiting list and be installed as and when the budget allows. Councillor Stephens asked if there was a strategic policy for the siting of dropped kerbs and requested the Committee to add its support to the provision of additional dropped pedestrian crossings in this area.

The Committee agreed that just to put requests on a list was not good enough and asked what criteria was used in determining their need and siting .

Councillor David Knowles had raised the need for dropped crossings in the area of St Johns Road and Oakfield High Street and had been told that although there was no specific budget for dropped crossings in the 2012/2013 capital programme they will consider introducing routes of dropped crossings to be funded by the minor traffic management budget.

RESOLVED that it is felt that the disabled users of wheelchairs are the best people to say where crossing are needed and how they should get from ‘A to B’

and that as the IWC Highways Office has no real plan for this provision it should liaise with the wheelchair users and ask them about routes. The Committee considers that the planning of dropped crossings and routes will greatly assist the disabled with their freedom of movement .

70/12 DATE OF NEXT MEETING

The next meeting will be held on 15th May 2012, the day following the re appointment of the Committee at the Annual Meeting of theTown Council.

The meeting finished at 7.43 pm.

Signed Dated