



**RYDE  
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 2<sup>nd</sup> OCTOBER 2012 AT TOWN HALL CHAMBERS  
10, LIND STREET, RYDE**

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

Also Present: Mrs Jill Moore.

In attendance: David Mellor .

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167/12 APOLOGIES

There were no apologies as all members of the Committee were present.

168/12 MINUTES

**RESOLVED that the minutes of the Planning Committee held on 17<sup>th</sup> September 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.**

169/12 PROGRESS ON ACTION TAKEN

Notifications of Telecom Cabinets on pavements.

There had been several proposals for these cabinets and in some cases the Town Council had objected on the grounds that the cabinet could facilitate entry into adjacent buildings and could harm the privacy of occupants by persons standing on the cabinet outside windows. The Planning Officer has stated that these notifications are not applications for planning permission and that the Local Planning Authority can only have regard to the siting and appearance of the proposal. Members were aware that the prevention of crime and disorder was a valid consideration for planning applications and felt that this consideration should also apply to notifications for telecom cabinets.

Quarr Beach AONB complaints and suggested Right of Way

In order to take this proposal further as a remedy to preserve public access along the beach the IWC Rights of Way Officer, Darrel Clarke would provide some further guidance on how a formal application has to be made. Any witness statements must be in a prescribed form and a pro forma is included in an information pack which he

will supply. Before this he will carry out an up to date inspection of the area and report back. Members wished to proceed with the registration of a right of way and had previously agreed that a request in "The Beacon" magazine could publicise the requirement for witness statements.

#### Minghella Square, Royal York Hotel and Vectis Hall

The IWC Conservation Officer was still keen to find an appropriate use for the Vectis Hall but the owners do not seem willing to discuss this. The IWC has undertaken works to secure and make the building weather tight and is in the process of recovering the costs of this work. In the light of the current economic situation he finds it difficult to see how the authority can pursue further action which would be very costly. However, he will continue to pursue the owners despite having failed to obtain positive action.

The Conservation Officer had previously met the owner of the Royal York Hotel to consider a scheme for the joint use of the building as hotel/residential and has recently been informed that it is expected that an application which will enhance the building will be submitted shortly.

Regarding the Anthony Minghella Square a date has yet to be confirmed for the formal opening but it is unlikely to be in the next few weeks. Members felt that it was necessary for works to be completed as soon as possible in advance of the Highways Public Finance Initiative.

#### Application for "Go Kart" use at Westridge

There had been an application for this use which was within the area of Nettlestone and Seaview Parish Council and the Town Council had therefore not been formally consulted.

It had attracted around 90 comments and an objection from the Parish Council. However, a revised proposal was awaited and as there was a "crossover" from noise over Local Council boundaries the Case Officer would now also consult the Town Council.

### 170/12 MEMBERS' QUESTIONS

Councillor Gauntlett asked if there had been anything in the Harcourt Sands presentation other than residential development. Members hoped and expected a mix of tourism and residential and were informed that the website on the proposals was likely to be delayed until the summer of 2013.

### 171/12 PLANNING APPLICATIONS

#### 1. P/01132/12 – TCP/30497/A - 10, Quarr Close (Binstead Ward)

Demolition of dwelling and garage; proposed detached dwelling with integral garage; Alterations to vehicular access.

**RESOLVED that no objection be made.**

2. P/01156/12 – TCP/30722/A – Flat 2, Lainston Grange, Appley Rise (N.E. Ward)  
Replace window at first floor level on rear elevation with French doors and new access stairs/steps; summerhouse; shed.

**RESOLVED that no objection be made.**

3. P/01080/12 – TCP/1840/R – Peter Pan’s Playground, Esplanade (N.E. Ward)  
Demolition of existing kiosk; proposed single storey building to form new kiosk with associated decking.

**RESOLVED that no objection be made.**

4. P/01233/12 – A/9749/P – Jo Daflos, 24 – 24a Union Street (N.W. Ward)  
Retention of two banners.

**RESOLVED that no objection be made.**

5. P/01281/12 – CAC/25060/A – Stone Cottage, Trinity Street (N.E. Ward)  
Removal and rebuilding of stone/brick wall between 8 Trinity Street and rear of 35, Dover Street.

**RESOLVED that no objection be made.**

6. P/01348/12 – A/2601 –145, High Street (N.W.Ward)  
Retention of externally illuminated double sided overhanging sign for Funeral Directors.

**RESOLVED that no objection be made.**

## 172/12 PLANNING DECISIONS

The following planning decisions and the Town Council’s comments during the consultation process were noted.

1., P/01062/12– 65, Upton Road- Demolition of garage, alterations and 2 storey side extension to provide additional living accommodation; raised deck to rear; alterations to driveway.

APPROVE (TC no objection 6/8/12)

2. P/01006/12 – Stone Cottage, The Strand – Removal of chimney stack; retention and completion of installation of photovoltaic panels on roof.

APPROVE (TC object 6/8/12 as number of panels was in excess of that recommended by the Planning Office)

3. P/00997/12 – Outside Five Ways – 13, West Street - Siting of Telecom Cabinet.

APPROVE (TC no objection 6/8/12)

4. P/01053/12 & P/01054/12 – 23a Union Street- Replacement entrance door and side panels on front elevation.  
APPROVE *(TC no objection 6/8/12 subject to Conservation Officer)*
5. P/01050/12 – 36, Buckland Gardens- Two storey extension to provide additional living accommodation; porch on front elevation.  
APPROVE *(TC no objection 6/8/12)*
6. P/01001/12 – 38, Newnham Road – Demolition of rear extension; single storey rear extension to provide dining/living room.  
APPROVE *(TC no objection 6/8/12)*
7. P/00820/12 & P/00821/12 – 20, Monkton Street – Demolition of front and side boundary garden walls, railings and fence; new front boundary wall, gates and railings.  
APPROVE *(TC no objection 6/8/12)*
8. P/01153/12 – 15, Union Street – Installation of staircase in store room and access hatch to roof (McGill Museum)  
APPROVE *(TC no objection 6/8/12)*
9. P/01069/12 – 2, Sandcroft Avenue - Demolition of conservatory; proposed two storey side extension and single storey rear extension to provide additional living accommodation.  
APPROVE *(TC no objection 6/8/12)*
10. P/01003/12 – Outside 10, Monkton Street - Installation of Telecom Cabinet  
APPROVE *(TC object 6/8/12 – inappropriate location which could facilitate illegal ease of entry and affect privacy of property)*
11. P/01090/12 – 28, Buckland Gardens – Alterations; single storey extension to enlarge garage and provide a gym; alterations to roof and provision of dormer window on rear elevation to form study at 1<sup>st</sup> floor level.  
APPROVE *(TC object 20/8/12 if right of access of neighbours is compromised by reduced width of access path)*  
The Committee requested that this comment from the Town Council be followed up.

#### 173/12 ROSEMARY COMMON

The Committee had previously felt that Rosemary Common to the south of Ryde should not fall into disuse by the public and the Parks, Beaches and Countryside Manager had been asked if it would be possible for suitable fencing and /or directional signposting to be put in place as it was felt that this common land was a useful public asset and that its proper use would benefit the community.

Matthew Chatfield of IWC has replied that the land identified is not common land but part of it is a village green . There is public access over the two southern fields managed by the IWC but the northern field is not under the control of Countryside. Mr Chatfield agrees that it would be good to encourage access to this area as it could become a key piece of green infrastructure if the development of the SE Ryde area goes ahead. However, there are currently no resources to do so and no works are planned other than routine inspections. There was a community project in 2003 and a management plan produced in 1998 but both of these were short lived.

Mr Chatfield was sure that if Ryde TC wished to become involved in generating a new project for the site, it would prove to be suitable for grant funding from the lottery or other funds and he would be happy to meet and discuss this but the IWC is unable to do anything further with its own resources. Members felt that it might be possible for the land to be brought under the control of the Town Council and protected from development. Other parcels of green land might be declared surplus if unused , such as the field near Appley Manor and the accuracy of the boundaries of the Upton Road Allotments would be checked to see how they compare with the SHLAA housing sites in the Core Strategy.

**RESOLVED that informal talks be held with the Parks, Beaches and Countryside Manager to explore the possibility of the future use of Rosemary Common in order that the Town Council will know the facts before making a decision .**

174/12 CYCLE ROUTE – QUAY ROAD to PUCKPOOL HILL

The Town Council had been asked for its views on signing a pedestrian shared cycle route from Quay Road Car Park and Puckpool Hill, in Nettlestone and Seaview Parish. The IW Council had been awarded a £3.95m grant to promote sustainable access to tourism provided that it contributes £1.25m to improve the cycle and public transport infrastructure across the Island. There was some concern from the safety aspect at possible conflict between cyclists and pedestrians and it was suggested that repeater signs should be placed at entrance points to the route. A 10 mph speed limit would be imposed .

**RESOLVED that the proposal be welcomed.**

175/12 DATE OF NEXT MEETING

The next meeting will be held on Monday 15<sup>th</sup> October.

The meeting finished at 8.25 pm.

Signed ..... Dated .....