



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 4th SEPTEMBER 2012 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

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

In attendance: David Mellor .

PUBLIC QUESTION TIME

At the Council Meeting on 3rd September questions on questions on the following planning matters were raised:-

- The ownership of The Royal York Hotel, George Street and of Vectis Hall, Melville Street and the need for the enforcement of works to improve the condition of these properties.
- The future of the Hotel Ryde Castle following its damage by fire.

Mr Tony Williams referred to the recently made tree preservation order to protect trees at Fairways and Binstead Hall, Quarr and asked what works had been agreed to be carried out on them by the IWC Tree Officer.

153/12 APOLOGIES

Apologies for absence were received from Councillors David Knowles and Tony Zeid. Subsequently an apology was recorded from Councillor Debbie Taylor.

154/12 PROGRESS ON ACTION TAKEN

Diversion of Footpath R57

Following consultation, the Order had been made to divert this footpath south of the Busy Bee Garden Centre, Brading Road .

155/12 PLANNING APPLICATIONS

1. P/01123/12 – TCP/31176 – Fairhaven Nursing Home, 3, High Park Road, (East Ward) Single storey rear extension to enlarge kitchen and laundry facilities.

RESOLVED that no objection be made.

2. P/01177/12 – A/02585/A – 45, St Johns Road (South Ward) Non illuminated hanging sign.

RESOLVED that no objection be made.

3. P/01214/12 – TCP/03171/F – 7b, Pellhurst Road (N.W. Ward) Installation of additional window at first floor level on south elevation (revised scheme)

RESOLVED that no objection be made.

4. P/01207/12 – TCP/30491/A – 6, Beech Grove (N.W. Ward) Removal of car port; single storey extension to enlarge garage.

RESOLVED that no objection be made.

5. P/00677/12 – LBC/07092/R – 70, Union Street (N.W. Ward) LBC for retention of three uplighters positioned on balcony, flag pole, three down lighters above “Coburgs” sign on front elevation.

RESOLVED that no objection be made.

6. P/00817/12 – TCP/24115/B – Fairways, Quarr Road (Binstead Ward) Demolition of dwelling; proposed detached dwelling with detached garage; associated landscaping; alterations to vehicular access (revised scheme) (revised plans 14/8/12 revised siting and layout of dwelling; addition of detached garage; revised tree information; additional supporting information) (re advertised application)

On 25th June the Committee considered application P/00817/12 for this site and raised no objection subject to the need for careful supervision of trees by the Arboricultural Officer. However, at that time the comments received on the IWC online website only related to comments received from or on behalf of residents and the AONB Office.

Details of subsequent comments of objection were taken into consideration and the Town Council Committee felt that their consideration was significantly appropriate for its previous decision to be rescinded as the amended proposals re-advertised were not sufficiently different to the original scheme and that its comments should therefore relate more to the comments of residents, their agents and the AONB Officer as there was concern at the increase in the “footprint” of the proposal and its potential impact on the trees in the AONB and their removal.

RESOLVED that objection be now raised as the proposal is several times larger than the existing and is amongst some attractive trees that will be put under

threat. It does not take planning policy into consideration and a proposal based on the existing footprint would have been received more favourably.

156/12 PLANNING DECISIONS

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

1. P/00911/12 – Percy House, Canoe Lake Road – Replacement of 10 wooden framed windows with upvc double glazed units.
APPROVED *TC no objection 23/7/12*)

2. P/00743/12 – Outside 33 Queens Road – BT Broadband Cabinet
APPROVED – *(TC no objection subject to highways comments 9/7/12)*

3. P/00946/12 – 115, High Park Road – replacement of planning permission (P/00699/07 for part demolition of house; outline for 2 storey detached dwelling) in order to extend the time limit for implementation.
APPROVED – *(TC no objection 23/7/12)*

4. P/00741/12 - Outside Stone Cottage, The Strand – BT Broadband Cabinet
APPROVED – *(TC object to siting 9/7/12)*

5. P/00957/12 – 26, Bank Gardens - conversion of existing workshop/office to form a dwelling.
APPROVED – *(TC no objection subject to access for residents maintained 23/7/12)*

6. P/00980/12 – Storage Yard, Smallbrook Lane – Lawful Development Certificate for continued use as highways depot for storage of highways materials.
APPROVED *(TC no objection 6/8/12)*

7. P/00742/12 – Outside 10, Melville Street - BT Broadband Cabinet
REFUSED as it would detract from the setting of a listed building *(TC object 9/7/12)*

Councillor David Woodward asked whether the Planners had taken into consideration the additional reason for refusal suggested by the Committee, namely crime and disorder whereby the position of the BT cabinets could facilitate entry or damage to property.

158/12 BESTIVAL BUS SERVICE

The Committee noted that the Big Green Coach Company had applied to register a Bus Service for the Bestival with VOSA Central Licensing and that this was part of the approved traffic management scheme

159/12 QUARR BEACH AONB

Further to minute 147/12 of the last meeting on 20th August the IWC Rights of Way Officer had stated that it would be extremely difficult to establish a public right of way along the beach for several reasons:-

“Foreshore” means the land between mean-high water (MHW) and mean-low water (MLW) and the law surrounding access issues in respect of the foreshore is complex. It is only possible to record a public right of way over land and a beach below MHW is not deemed to be land so a right of way must be above MHW.

It is only possible to record a single route/line and it would not be possible to make a claim based on general access to the beach.

Any route must begin at an existing public right of way/highway.

To establish that a way has become a right of way by presumed dedication it would be necessary for an application for a modification order to be made supported with evidence and ideally at least 20 witness statements that there has been uninterrupted use without force, secrecy or permission by the public over a period of 20 years counting back from the date which the public’s right was first brought into question.

Mr A. Williams of Quarr felt that it would be possible to obtain these witness statements as evidence of the use of beach and he would make enquiries about this. The Committee felt that it was wrong that the public should be deterred from using this part of the beach at Quarr and that this evidence could be brought before the IW Council to justify its consideration of supporting the proposal. It was also suggested that an article could be placed in the Town Council’s news in The Beacon magazine asking for people that have had uninterrupted use of the beach over year to come forward .

160/12 POSSIBLE FARMER’S MARKET AT TESCO – WESTRIDGE

The Committee noted that the Ryde Business Association was concerned that an application might be made for a licence to hold a farmers’ market at the Tesco Store, as this could take customers away from the Town Centre, where there is already such a market.

Stuart Love of the IWC had told the RBA that no application had yet been submitted for such a licence and that if so , it could only be vetoed on grounds of public nuisance and safety, not for reasons of trade competition.

161/12 HARCOURT SANDS CONSULTATION WEBSITE

The Committee noted that Zero C Holdings had informed the Town Council that the consultation website on the Harcourt Sands site was up and running and can be viewed on <http://www.harcourt-sands.co.uk>.

The next meeting will be held on Monday 17th September.

The meeting finished at 8.37pm.

Signed Dated