



RYDE TOWN COUNCIL

Town Hall Chambers
10, Lind Street
Ryde IOW
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25th September 2012

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE
(Copies to all other members of the Council).

Dear Councillor,

You are hereby requested to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **TUESDAY 2nd OCTOBER 2012** at the **TOWN COUNCIL OFFICE, 10, LIND STREET RYDE** commencing at **7pm**. for the purpose of transacting the business set out in the agenda below.

Yours sincerely,

David Mellor
Ryde Town Council

PUBLIC QUESTION TIME

To receive and consider questions submitted by members of the public (limited to a maximum of 15 minutes)

1. APOLOGIES

To receive apologies for absence

2. DECLARATIONS OF INTEREST

To receive any declarations of interest.

3. MINUTES

To take as read and confirm as accurate, the minutes of the meeting held on 17th September 2012 .

4. PROGRESS ON ACTION TAKEN

5. MEMBERS' QUESTIONS

6. 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.

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.

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.

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

Retention of two banners.

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.

6. P/01348/12 – A/2601 –145, High Street (N.W.Ward)

Retention of externally illuminated double sided overhanging sign for Funeral Directors.

7. PLANNING DECISIONS

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

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 1st floor level.
APPROVE (TC object 20/8/12 if right of access of neighbours is compromised by reduced width of access path)

8. ROSEMARY COMMON

Consideration of this item was deferred from the last meeting to enable the Ward Member, Councillor Gauntlett, to attend. 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 has 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 very 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.

9. CYCLE ROUTE – QUAY ROAD to PUCKPOOL HILL

The Town Council has 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 has 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. A plan will be available at the meeting.

10. DATE OF NEXT MEETING

The next meeting will be held on Monday 15th October.

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