



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 20th FEBRUARY 2012 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

Also Present: Mrs J. Moore.

In attendance: David Mellor.

23/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 7th February 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

24/12 PROGRESS ON ACTION TAKEN - HIGHWAYS

Appley Road resurfacing.

It was noted that Appley Road would be closed for about a week from 20th February from Marlborough Road to Puckpool Hill. During that time a temporary width restriction would be imposed in Bullen Road from Westridge Cross to Pondwell Hill.

Haylands Primary School

It was noted that detailed notification and current scheme drawings had been received for the highway improvement works associated with the approved Haylands Primary School build in Bettesworth Road and Ashey Road. The works are expected to commence in April and last for 12 weeks.

Smallbrook Roundabout

As part of the IWC Integrated Transport Capital Programme it had been proposed to implement a proposed accident remedial scheme for Smallbrook Roundabout. The scheme had been provisionally ranked for construction in 2012/13 and there were a number of options for this scheme to "engineer out" the existing accident programme at this junction. The general feeling was that any of the schemes would be an improvement and it was agreed to note the proposal.

Other matters

It was felt that progress on any highway matters previously discussed should be reviewed, such as the Melville Street Traffic improvement scheme and that a Highways Officer be invited to attend a future meeting of the Committee. Other members of the Town Council would be invited to raise highways topics for discussion and others matters brought up included :- High Street Pavement, Spencer Road parking and parking at the Harbour for boat trailers.

25/12 PLANNING APPLICATIONS

1. P/00026/12 – TCP/28152/D – Binstead Ward

Beach Wood, Quarr Road, Ryde.

Proposed summer house with plant room.

On 31/10/11 the Committee objected strongly, for 5 reasons, against application P/01258/11 for the retention and completion of a swimming pool and summer house at this property. However, this was approved with the summer house withdrawn subject to certain conditions. The main point of the Town Council objection in October was the compromising of the visual amenities of this area of outstanding natural beauty involving the loss of trees and with the potential to cause damage to the site of special scientific interest, prejudicial to the visual amenities of the area of woodland, wildlife habitat and views from the sea.

RESOLVED that objection be raised to this application because of the constant erosion of the Area of Outstanding Natural Beauty and the increase of the built environment and the adverse effect on biodiversity which should be conserved as required by Section 40 of the Natural Environment and Rural Communities Act. However, in the event of consent being granted it is requested that the views of the local residents be strongly supported and a condition be imposed to require a sufficient amount of tree planting to the north between the pool and the sea.

2. P/01919/11 – LBC/00863/N - North East Ward

St.Mary's Presbytery, St. Marks Passage, Ryde.

Listed Building Consent for internal and external alterations including repointing.

RESOLVED that no objection be made, subject to any requirements of the Conservation Officer.

3. P/00117/12 – TCP/12915/A – West Ward

26, Ratcliffe Avenue, Ryde.

Demolition of rear extension; alterations, single storey rear extension to form kitchen and breakfast room.

RESOLVED that no objection be made.

26/12 PLANNING DECISIONS

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

1. P/00728/11 – Hotel Ryde Castle, Esplanade, Ryde.

LBC for replacement of 28 steel casement windows with conservation timber casement windows. APPROVED (*TC no objection 12/12/11*)

Councillor David Woodward made a comparison between this approval and the refusal for similar windows at 2 John Street, about 2 years ago. The Clerk was asked to raise the query regarding the apparent disparity with the Planning Office.

2. P/01567/11 – 6, Monkton Street, Ryde.

2 non illuminated fascia signs, 3 black boards; gas lamp.

APPROVED (*TC no comment because of uncertainties about application P/01563/11 on 12/12/11*)

3. P/01593/11 – 72, West Street, Ryde

Change of use of lower ground floor to form a clinic and associated facilities.

APPROVED (*TC no objection 12/12/11*)

4. P/01717/11 & P/01718/11 – 40, St. Thomas Street, Ryde.

Alterations and conversion of property to form 5 flats.

REFUSED on design of basement flat (*TC no objection 12/12/11*)

5. P/01657/11 – 56, Hamilton Road, Ryde.

Demolition of porch, alterations, 2 storey rear extension to provide store at ground floor level. REFUSED on position, height and size of balcony would cause overlooking and loss of privacy (*TC no objection delegated*)

6. P/01723/11 – 26, Bank Gardens, Ryde.

Alterations and conversion of existing office/workshop to form a dwelling.

REFUSED on position, size and design, lack of amenity space would result in poor living conditions and spoil privacy of neighbours. (*TC no objection but ask that the planners and developers should seek to mitigate any overlooking of neighbouring properties – delegated*)

27/12 PLANNING APPEAL

An appeal has been lodged against refusal of application P/01122/11 for alterations at first floor level; provision of new raised deck area and Juliet balcony on rear elevation; summer house at Flat 2, Lainston Grange, Appley Rise. On 4th October 2011 the Committee objected to this as being inappropriate in a conservation area and decking would cause reduced light and privacy to other residents.

28/12 CORE STRATEGY BRIEFINGS – CHANGE OF DATES

On 23rd January it was reported that two briefing sessions on the Island Plan Core Strategy had been organised for Parish and Town Councillors and their Clerks. They were to be held at the Council Chamber, County Hall from 2pm to 4pm on 6th March and from 6pm to 8pm on 12th March. These dates had been cancelled and rearranged to be held at the same venue on the following dates:- Tuesday 3rd April at 2pm and Thursday 12th April at 6pm.

29/12 DATE OF NEXT MEETING

The next meeting will be held on 19th March 2012.

The meeting concluded at 7.38 pm.

Signed Dated 2012