



# RYDE

## TOWN COUNCIL

Town Hall Chambers  
10, Lind Street  
Ryde IOW  
PO33 2NQ

Email: [administration@rydetowncouncil.gov.uk](mailto:administration@rydetowncouncil.gov.uk)

10<sup>th</sup> April 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 **MONDAY 16<sup>th</sup> APRIL 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 3/4/12.

#### **4. PROGRESS ON ACTION TAKEN**

##### Island Plan – Core Strategy

Following its recent adoption by the IW Council two copies of the plan have been received. An Office Copy is available for reference at 10 Lind Street and a Working Copy can be lent to any member on request to the Clerk.

The Planning Policy Unit intends to undertake background work to inform the development of the Area Action Plan.

It will be for the IWC to sign off final outputs and only to use agreed final outputs to inform policy development.

It is the role of the IWC as LPA to produce the submission draft and final versions of the Ryde Area Action Plan.

The Policy Unit will provide the Town Council with a clear understanding behind the 2100 units set out in policy SP2 of the core strategy and details of the evidence that underpins this.

Information regarding Housing statistics as mentioned has been received and will be sent separately to each member of the Town Council.

#### **5. MEMBERS QUESTIONS**

#### **6. PLANNING APPLICATIONS**

##### 1. P/00342/12 – TCP/30953 (West Ward)

Rye House, Playstreet Lane, Ryde.

Proposed conversion of dwelling to form 4 sheltered housing units; outline for sheltered housing scheme comprising 2 blocks of 4 flats and 2 bungalows; alterations to vehicular access; outline for a pair of semi detached houses with parking and formation of vehicular access.

##### 2. P/00357/12 – TCPL/24981/D & P/00358/12 – LBC/24981/C (N.W. Ward)

60, Spencer Road, Ryde.

Single storey extension on front elevation to provide orangery.

##### 3. P/00375/12 – A/02592 (N.W. Ward)

Eyeland Optical, 2, St Thomas Square, Ryde.

Replacement sign writing (for French Franks) to existing fascia board.

##### 4. P/00376/12 & P/00377/12 – TCPL/29036/C (N.W. Ward)

2, St Thomas Square, Ryde.

Change of use of empty premises from A1 (Retail) to A3 (Restaurants & Cafés) and A5 (Hot Food Take-away); Signage, replacement fabric to existing awnings; Installation of 2 air conditioning units.

##### 5. P/00389/12 – TCP/04655/X (East Ward)

Vectis Animal Feeds, Prestwood Dairy, Smallbrook Lane, Ryde.

Change of use to class B1 (Business) and class B8 (Storage and Distribution)

##### 6. P/00400/12 – TCP/02932/M (N.W. Ward)

Larkwise, 36, Westwood Road, Ryde.

Demolition of existing dwelling; proposed detached dwelling (revised scheme)

7. P/00412/12 – TCP/04599/M (N.W. Ward)

23a, Union Street, Ryde.

Removal of condition no. 3 on TCPL/4599D/M/9935 (dated June 1991) which required space for the parking of 6 cars to be provided (on the rear yard which has access from Union Road). The most recent application for this site for a pair of semi detached houses was approved in August 2011 (*P/00684/11 – The TC objected to this as Union Road was unsuitable to accommodate further development as there are problems with access and deliveries to this road, the main purpose of which is to service the service the back entrances to Union Street and the proposal would reduce the ability of Union Road to service the Union Street properties*) The applicant, who has recently purchased the property wishes to regularise the situation as the original parking condition in 1991 appears to have been superseded by the more recent consent ?.

## **7. PLANNING DECISIONS**

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

1. P/01749/11 – 2, Hazelmount Paddock, Quarr.

Single storey extension to provide annexed accommodation.

APPROVED (*TC no objection to revised scheme 6/3/12*)

2. P/00117/12 – 26, Ratcliffe Avenue, Ryde.

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

APPROVED (*TC no objection 20/2/12*)

3. P/01918/11 – 62, High Street, Ryde.

Change of use from retail to residential letting agency.

APPROVED (*TC no objection 6/3/12*)

4. P/00130/12 – The Oaks, Church Road, Binstead

Replacement enlarged roof to provide additional living accommodation within roofspace to include balcony on rear elevation; replacement roof to conservatory.

APPROVED (*TC no objection 6/3/12*)

5. P/00157/12 – 15 & 16 High Street and land rear of 13 – 16, High Street, Ryde.

Demolition of garden wall and 2 storage buildings; conversion of offices and storage areas to form one dwelling; conversion of upper floors to provide 4 flats; 2 storey building to form 2 retail units and 4 flats.

APPROVED (*TC registered its concern at demands on parking 6/3/12*)

6. P/00308/11 – Tredegar House, 15, Wood Street, Ryde.

Demolition of section of boundary wall, formation of vehicular access and hard-standing including construction of new pier and shed.

REFUSED (*TC Object 5/4/11 as detrimental to street scene and would lose street parking space*)

## **8. LICENSING**

### 039102 – Ryde Kebab House, 5, High Street.

An application has been received from Mr Musa to vary the premises licence by extending the hours for the provision of indoor late night refreshment from midnight to 0130 on Thursdays, 0300 on Fridays, 0300 on Saturdays and 0130 on Sundays. It is not clear whether this increase will apply to the sale of takeaway food but this is mentioned in question L. The supply of alcohol is not mentioned in question M.

### 039122 – 125/126 High Street.

An application has been received from Devson Ltd of 28 Riboleau Street for a premises licence for this property, a local convenience store providing off licence sales . It is proposed to be open between 0700 and 1100 Monday to Sunday.

## **9. FOOTPATH DIVERSION – R57 – BRADING ROAD**

Following deferment of consideration of the proposed footpath diversion south of the Busy Bee Garden Centre a Stage 3 Road Safety Audit has been carried out by the design Section of Mayer Brown Limited at the request of the Highway Authority. To improve the safety in the vicinity of the proposed diversion it is recommended:-

1. That a chevron sign be provided at the Roundabout Central Island facing the Garden centre egress.
2. Regarding the visibility splay on the S.W. quadrant of the site access, some hedging had been planted and this should be removed and replaced with either low level ground cover planting or grass. Also, to backfill/grade the area of splay to form a flush edge level with the back of the adjacent footway.

## **10. GREENMOUNT SCHOOL**

It is reported for comment that the former Greenmount Primary School building in Green Street has been the subject of an offer to purchase from a local/mainland development team who have proposed a scheme for 10 residential units, a combination of townhouses and flats. No new build is proposed and car parking would be to the centre of the former playground. The bidder/builder is due to submit a planning very shortly.

## **11. DATE OF NEXT MEETING**

The next meeting has been scheduled for 30<sup>th</sup> April 2012.

Planning applications can be viewed 30 minutes before the meeting and are on line at [www.iwight.com/planning](http://www.iwight.com/planning). Licensing applications can be viewed on line at [www.iwight.com/licensing](http://www.iwight.com/licensing).