



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 12th JUNE 2012 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

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

Also Present: Councillor Wayne Whittle, Mr D. Moore and Mrs J. Moore.

In attendance: David Mellor .

95/12 APOLOGIES

Apologies for absence were received from Councillors David Knowles and Debbie Taylor.

96/12 DECLARATIONS OF INTEREST

Councillors Graham Pearce and Tim Wakeley declared an interest in applications 9 – 10 regarding British Telecom cabinets as they could improve their broadband connections.

97/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 28th May 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

98/12 PLANNING APPLICATIONS

1. P/00572/12 – LDC/31045 – 9, Binstead Hill (Binstead Ward) – Lawful Development Certificate for continued use of access and hardstanding.

RESOLVED that no objection be made subject to any requirements of the Highways Department.

2. P/00673/12 – TCPL/07155/F & P/00674/12 – LBC/07155/E -58, Union Street (N.W. Ward) Alterations and change of use from Accountant's Office (Class B1) to retail (Class A1).

RESOLVED that no objection be made as the Committee would prefer a retail use.

3. P/00669/12 – A/00573/C – Coburgs, 70, Union Street (N.W. Ward) – Retention of externally illuminated fascia sign.

RESOLVED that no objection be made.

Councillor Graham Pearce declared a pecuniary interest in this application as he occasionally organised events at this establishment.

4. P/00672/12 – TCP/31047 – 17, St. Johns Avenue (E.Ward) – Alterations; single storey rear extension to provide additional living accommodation; re-siting of greenhouse.

RESOLVED that no objection be made subject to consideration of the neighbour's concern that the flat roof should not be used as a balcony and cause overlooking.

5. P/00671/12 – TCP/28868/A – The Crest, Corbett Road (Haylands Ward) – Removal of parapet on front elevation; alterations to existing roof to form eaves and provide roof light on front elevation.

RESOLVED that no objection be made.

6. P/00711/12 – TCP/29962/B – Plot 6, The Grove, Grove Road (Haylands Ward) Revisions to approved dwelling to include a conservatory, patio and covered seating area; two dormer windows on rear elevation and alterations to garage.

RESOLVED that no objection be made.

7. P/00534/12 – TCP/31040 – Grace Church, Marlborough Road (E. Ward) Construction of Timber Shed.

RESOLVED that this application be supported and surprise expressed at the need for an application to be made for a shed.

8. P/00659/12 – TCP/25356/C – 22, Newport Street (N.W.Ward) – Change of use from St John Ambulance training hall to form a boxing club for Ryde Amateur Boxing Club.

RESOLVED that this application be supported and surprise expressed at the need for an application to be made for another community use.

Councillor Tim Wakeley declared a personal interest in this application and did not vote thereon.

9. P/00603/12 – PNP/31026 – Outside 79/80, West Street (N.W. Ward)
Prior notification by British Telecom for installation of cabinet.

RESOLVED that no objection be made subject to the retention of the minimum approved pavement width as requested before for similar applications.

10. P/00604/12 – PNP/31027 – Outside 12, Monkton Street (N.E. Ward)
Prior notification by British Telecom for installation of cabinet.

RESOLVED that the request of the owner be supported and objection made as the proposed siting outside the basement window of this property is unsatisfactory and that an alternate location should be found.

11. P/00193/12 – TCP/31064 – The Rustlings, East Hill Road (N.E. Ward)
Demolition of garden room; proposed alterations; two storey extension on front elevation; two storey extension on rear elevation and new roof to provide additional living accommodation.

RESOLVED that no objection be made.

12. P/00466/12 – TCP/27642/D – Kingarth House, Church Road, Binstead (Binstead Ward) Revised scheme and description and re – advertised application for demolition of conservatory, detached annexe buildings and outbuildings; proposed single storey side extension to form double garage; conservatory; raised terrace; detached dwelling.

RESOLVED that no objection be made subject to the suggestion from the A.O.N.B. Officer regarding the removal of the Permitted Development Rights in the area marked red being adopted.

13. P/00581/12 – TCP/13801/F – 3, St. Johns Hill (East Ward) – Change of use of property from retail to residential .

RESOLVED that no objection be made.

99/12 PLANNING DECISIONS

The following planning decisions made by the IW Council together with the Town Council's comments during the consultation process were noted:-

1. P/00389/12 – Vectis Animal Feeds, Prestwood Dairy, Smallbrook Lane. Change of use from B1 (Business) to B8 (Storage and Distribution) APPROVED (TC no objection 16/4/12)

2. P/01748/11 – 36, Swanmore Road. Externally illuminated fascia sign. APPROVED for use between 0700 hrs and 2300 hrs. *(TC no objection by delegated authority subject to no use when shop premises closed 30/12/11)*

3. P/00394/12 – 11, Mitchells Road. – Remove old brick outbuilding and replace with a new single storey shed with paths and patio. APPROVED *(TC no objection subject to height query 30/4/12)*

4. P/00376/12 & P/00377/12 (LBC) Eyeland Optical, 2, St Thomas Square. Change of use of empty premises from A1 (retail) to A3 (Restaurants and Cafés) and A5 (Hot Food Take-away); Signage(for French Franks); replacement fabric to existing awnings. APPROVED *(TC no objection 16/4/12)*

5. P/00433/12 (LBC) - 18, Gloucester House, St. Thomas Street. Alterations to existing wall to form new double door opening between kitchen and dining room. APPROVED *(TC no comment 30/4/12 and left to the requirements of the Conservation Officer)*

6. P/00/116/12 - Land rear of 43, High Street. Siting of shipping container for storage – REFUSED (Visually intrusive development that would fail to preserve the character and appearance of the Conservation Area) *(TC object inappropriate for a conservation area and detrimental to the visual amenities of the locality 30/4/12)*

7. P/00412/12 – 23a Union Street. Removal of condition imposed in 1991 which required space for parking 6 cars on the rear yard with access from Union Road. APPROVED *(TC no objection 16/4/11)*

100/12 LICENSING

039122 – 125/126 High Street – (Formerly Babyneeds).

The Committee noted that the off-licence had been approved subject to proposed conditions, conditions agreed with the Police and to mandatory conditions from the 2003 Licensing Act.

Hong Kong Express, Esplanade.

This Committee previously had previously objected to an application for a temporary bar for the sale of alcohol from Thursday to Sunday only in each year during the IW Scooter Rally from 1000 to 0300 hrs as it was felt that this variation would not benefit the local community and could lead to public disorder. The application would be considered by the IWC Licensing (Determinations) Sub Committee on 18th. June .

RESOLVED that the IWC be informed that the Town Council supports the objections and recommendation from the Police that this application be refused.

101/12 TOWN CENTRE BOUNDARIES AND PRIMARY RETAIL FRONTAGES

Following on from the adoption of the Island Plan Core Strategy, as part of the Ryde Area Action Plan process the IW Council was reviewing the boundaries of both the

town centre boundaries and the primary retail frontages. A survey of the non-residential uses in and around the town centre forms part of the Town Centre Boundary and Primary Retail Frontage Consultation Paper and the Planning Policy Team Leader, Ollie Boulter would welcome the views of the Town Council on the questions posed in the paper regarding Ryde, together with any other observations regarding the planning policy approach towards town centre boundaries, primary retail frontages and retail in general.

This 18 page document had been forwarded to Ryde Town Councillors and the Committee discussed it and considered the six questions posed on pages 5 and 6. Councillor Wayne Whittle attended on behalf of the Ryde Business Association who had also been consulted on this aspect of the Action Plan and wanted to work with the Town Council on this.

Clarification of some of the issues was required, particularly the possible use of additional areas for retail development, including the Esplanade and the Business Association had mentioned a higher proportion of class A1 (retail) uses in Union Street and High Street with office uses higher up in the town.

RESOLVED that an extension of time for responding to the consultation document be requested and the matter considered again at the next meeting of the Committee.

102/12 DATE OF NEXT MEETING

The next meeting will be held on Monday 25th June.

The meeting finished at 8.23pm.

Signed Dated