



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 6th AUGUST 2012 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

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

Also Present: Mr David Moore, Mrs J. Moore and one other member of the public.

In attendance: David Mellor .

134/12 APOLOGIES

An apology for absence was received from Councillor Debbie Taylor.

135/12 DECLARATIONS OF INTEREST

The Mayor, Councillor David Woodward declared a personal interest in agenda item 6.1 relating to planning application P/01006/12 for Stone Cottage, The Strand as he know the owner, Mr David Moore, socially and as a Governor of Dover Park School. Councillor Woodward indicated that he would leave the meeting during discussion of this item.

All the other Town Councillors present declared that they knew the owner who had frequently attended meetings of the Town Council and its Planning Committee.

136/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 23rd July 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

137/12 PROGRESS ON ACTION TAKEN

P/00743/12 - On 7th July the Committee objected to this application for a telecom cabinet in the pavement outside Westwood Lodge as it was not satisfied that the cabinet would leave adequate space on the public footway for pedestrians and would not intrude into the visibility of drivers using Queens Road. As the Highways Officers were satisfied that there should be no problem the Committee withdrew its objection.

Quarr A.O.N.B. – Complaints – The Mayor and the Chairman had held an informal meeting on 2nd August with the IW Council Solicitor, Justin Thorne to discuss possible legal remedies to improve the situation at Quarr Beach where warning notices and fencing had been erected. There were several reasons why the introduction of a bylaw would not be appropriate and it was felt that as the public had walked along this beach for many years it might be possible to apply register a right of way. The Council's Rights of Way Officer would be asked to discuss this with members.

Rosemary Common – A map of the Common had been compared to the Strategic Housing Land Availability Assessment Plan given by the Planning Policy Section and there appeared to be no conflict. However, the Parks and Countryside Department would be asked to signpost the Common as the Town Council would wish this 20 plus acre site of open area to be retained as a public amenity and not to be forgotten.

Smallbrook – Burning of waste by Ryde Demolition. –The Local Officer of the Environmental Agency, Clare Payne ('phone 0800 807060) had said that the burning of clean waste on the site was exempt but that she would speak to the Company as the burning of other waste that would cause smoke problems was not allowed and that she would act on future reported incidents.

138/12 MEMBERS' QUESTIONS

Councillor David Woodward reported that a vehicle had damaged the stone pillar at the junction of St Thomas Square with Church Lane. There was no entry into Church Lane and this was possibly caused by a lorry reversing into the Lane. The Highways and Conservation Officers would be informed.

139/12 PLANNING APPLICATIONS

1. P/01006/12 – TCP/4056/C - Stone Cottage, The Strand – (N.E. Ward) Removal of chimney stack; retention and completion of installation of photovoltaic panels on roof.

At 7.10 pm, the Mayor , Councillor David Woodward, left the meeting.

The owner of the property, Mr David Moore, spoke to the Committee on the background of the matter which resulted in this application by Apple Solar Energy .

RESOLVED that objection be raised as the number of photovoltaic panels applied for was in excess of the eight panels recommended by the Planning Office.

Councillor Conrad Gauntlett abstained from voting on this application.

At 7.25 pm Councillor David Woodward, re-joined the meeting.

2. P/01153/11 – LBC/01977/M – 15, Union Street – (N.W. Ward) Installation of staircase in store room and access hatch to roof. (Donald McGill Museum)

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

3. P/00676/12 – TCP/00677/J – 125 & 26 High Street – (W. Ward) Change of use of part of shop to launderette area. (former Baby Needs Shop)

RESOLVED that no objection be made.

4. P/00820/12 – LBC/16406/B & P/00821/12 TCPL/16406/C – 20 Monkton Street – (N.E. Ward) Demolition of front and side boundary garden walls, railings and fence; proposed new front boundary wall, gates and railings; new side boundary wall with timber trellis.

RESOLVED that no objection be made.

5. P/00980/12 – LDC/31158 – Storage Yard, Smallbrook Lane (Haylands Ward) Lawful Development Certificate for continued use of land as highways depot for the storage of materials and associated highways purposes.

RESOLVED that no objection be made.

6. P/00997/12 – PNP/31155 – Outside Fiveways, 13, West Street (N.W.Ward) Prior notification for installation of Telecom Cabinet.

RESOLVED that no objection be made.

7. P/01001/12 – TCP/01545/C – 38, Newnham Road (Binstead Ward) Demolition of rear extension; single storey rear extension to provide dining/living room.

RESOLVED that no objection be made.

8. P/01003/12 – PNP/31156 – Outside 10, Monkton Street (N.E. Ward) Prior notification for installation of Telecom Cabinet.

RESOLVED that objection be raised as this is an inappropriate location which could facilitate the illegal ease of entry into the property and affect the privacy of the property by persons that could stand on the proposed cabinet.

9. P/01038/12 - TCP/02794/A – Sealands, Buckingham Close (N.W. Ward)
Alterations; single/two storey rear extension to provide additional living accommodation; decking.

RESOLVED that no objection be made.

Councillor Tony Zeid abstained from voting on this application.

10. P/01050/12 – TCP/31152 – 36, Buckland Gardens (N.W. Ward) Proposed two storey extension to provide additional living accommodation; porch on front elevation.

RESOLVED that no objection be made.

11. P/01053/12 – TCPL/04599/P & P/01054/12 – LBC/04599/N – 23a Union Street (N.W. Ward) Replacement entrance door and side panels on front elevation.

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

12. P/01062/12 – TCP/03573/D – 65, Upton Road (Haylands Ward) Demolition of garage; proposed alterations and 2 storey side extension to provide additional living accommodation; raised deck area on rear elevation; alterations to driveway.

RESOLVED that no objection be made.

13. P/01064/12 – TCP/31161 - 1, Binstead Hall, Quarr Road (Binstead Ward)
Proposed alterations to existing glazed roof lantern; provision of 2 new roof lanterns; replacement porch; new balcony at first floor level on south and north elevations; alterations to fenestration.

RESOLVED that no objection be made.

14. P/01069/12 – TCP/31160 – 2, Sandcroft Avenue (South Ward) Demolition of conservatory; proposed two storey side extension and single storey rear extension to provide additional living accommodation.

RESOLVED that no objection be made.

140/12 PLANNING DECISIONS

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

1. P/00766/12 – 21 & 21a Surrey Street – Demolition of building and annexe building; construction of a pair of semi-detached dwellings.
APPROVED (TC no objection 25/6/12)

2. P/00770/12 – Red Tiles, Buckingham Road – Alterations; conversion of roof space to provide additional living accommodation to include dormer windows on west elevation and dormer windows with Juliet balconies on east elevation

REFUSED – Position , size, design and bulky appearance of proposed dormers would harm the character and appearance of the existing building in the conservation area and harm the setting of the adjacent listed building, 22, Spencer Road.

(TC no objection 25/6/12)

3. P/00789/12 – Seagarth, Quarr Road – Demolition of garage; alterations; two storey extension on north elevation to provide games room on ground floor with bedroom over to include Juliet balcony on west elevation to provide study, utility room, conservatory and enlarged kitchen/breakfast area.

APPROVED *(TC no objection 25/6/12 subject to action being taken to prevent the future loss of and damage to trees)*

4. P/00466/12 – Kingarth House, Church Road, Binstead – Demolition of conservatory, detached annexe buildings and outbuildings; proposed single storey side extension to form double garage; conservatory; raised terrace; detached dwelling.

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

5. P/00193/12 – The Rustlings, East Hill Road – Demolition of garden room; proposed alterations; two storey extension of front elevation; two storey extension on rear elevation and new roof, to provide additional living accommodation.

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

6. P/00576/12 – 156/158, High Street – 2 internally illuminated fascia signs; 1 internally illuminated projecting sign, 1 on illuminated fascia sign (Peacocks Store to be Poundland) –

REFUSE the position, size, design and appearance of the proposed fascia and projecting signs would be visually intrusive and have a harmful effect on the character and appearance of the existing building and the designated conservation area.

141/12 HIGHWAYS – TRAFFIC REGULATION ORDER

On 23rd July the Committee considered several proposed changes to the Ryde Traffic Regulation Order 1/2012 before the IW Council formally advertised it. Councillor David Knowles was unable to attend the meeting but had supported the four proposals in his Ward numbered 6,8,10, and 16 .

However, Councillor Knowles did not support the proposals for :-
7 – Arundel Close and 18 - St. John's Wood.

RESOLVED that the comments of Councillor Knowles be endorsed and supported.

142/12 ENFORCEMENT OF PLANNING CONTROL

At the request of the Chairman an additional item to the agenda it was reported that John Medland, the Secretary to the IW Branch of the Association of Local Councils had forwarded a complaint letter sent by the Freshwater Parish Council to Davina Fiore of the IW Council following 4 separate episodes where the Freshwater P.C. felt that

enforcement action had not been inappropriately actioned. Freshwater's Clerk has asked if John Medland would share with members of the IWALC to see whether this was a common problem across the Island. The paragraph is as follows:-

The complaint is that by inaction, non-determination or incompetence the IWC has created problems which they are now unwilling or unable to resolve. The departments do not co-ordinate their activities or overrule each other and that what we appear to have Planning Enforcement Officers who either do no, or are not, allowed to enforce breaches. There is no confidence that issues raised by the Freshwater Parish Council, often initiated by local residents, will be dealt with in a timely or competent manner.

Members felt that it would be necessary for proper evidence to be produced in order to support the comments made by Freshwater PC.

The RTC Planning Committee was aware of 3 cases in the last four years where it considered that appropriate enforcement action had not been carried through. Details of these cases could be mentioned.. In two recent enquiries the Planning Compliance Officer has promptly reported in detail on queries raised.

Whilst the Town Council has issue with the cases mentioned and recognises the problems identified by Freshwater PC it does not feel that the experience in Ryde warrants the harsh language employed by the Freshwater PC in its letter to Ms. Fiore.

143/12 NEXT MEETING

The next meeting will be held on Monday 20th August and this meeting finished at 8.50 pm.

Signed Dated