



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 8TH AUGUST 2011 AT THE TOWN COUNCIL OFFICES, 10 LIND STREET, RYDE.

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

Also Present : Councillor Ivor Warlow, Mr J. Hoare, Mr and Mrs David Moore, Mr A. Williams and three residents from the Quarr area.

In Attendance: David Mellor (Administration Officer).

142/11 APOLOGIES

An apology for absence was received from Councillor Debbie Taylor , who expected to join the meeting later.

143/11 DECLARATIONS OF INTEREST

Councillor Graham Pearce declared a personal interest in agenda item 9.1 (licensing application 3697- Joe's Café Bar) as the applicant was one of his clients.

144/11 MINUTES

RESOLVED that the minutes of the Planning Committee held on 25th July 2011 be approved as a true and accurate record of the meeting and duly signed by the Chairman .

145/11 PROGRESS ON ACTION TAKEN

1. P/00813/11 – Bartletts Green Farm, Brading Road.

On 11th July the Committee considered an application to retain repair work to raise the roof of an agricultural building which had come about following an enforcement investigation. The concerns of the adjacent neighbour were supported and the Committee raised objection to the application. The application had been re advertised and copy of the Planning Design and Access Statement for this application had been forwarded to the Town

Council. The owner of Bartletts Green Farm Cottage spoke against this application and the Committee

RESOLVED that the original decision to object be not amended.

(Councillor Debbie Taylor joined the meeting at 7.30pm)

2. Loss of A1 retail shopping uses in Ryde.

Following the Town Council's comments regarding the loss of class A1 retail shopping uses in Ryde the Planning Officer quoted Policy R5 of the IW Unitary Development Plan and said that guidance would not expect to see more than 30% of units within any retail only frontage in non A1 use. He had done a survey of 142 uses in High Street, Union Street and Cross Street and found that there were 31 non A1 uses (22%)

In April 2011 following another change of use application the Committee was informed of the different use classes in the Town and Country Planning (Use Classes) Order 1987 and it was felt that another survey should be made. The Administration Officer had surveyed 232 uses in Union Street, Cross Street and the High Street (north of St John's Road Traffic Lights) and found 74 non A1 retail uses (31.89%) This related to ground floor properties and nearly all of which, with the exception of some banks and pubs, had retail frontages. The survey did not include the southern High Street and it was noticed in the whole of the area that 22 were vacant and apart from recording 10 charity shops, at least 8 shops in the south High Street had been lost to residential use .

RESOLVED that the report be noted.

b. P/00177/11 – New Haylands School, Bettsworth Road.

The Committee was pleased to note that the Design Manager for this project had confirmed that Solar Panels would be used on the south facing roof, in line with the wishes of the Committee.

c. Licensing – persons signing up people for voluntary donations.

Following consideration of a problem caused by agents of charities signing up people for voluntary donations in the street the Licensing Officer and the Police had been asked for their comments and this is something that has been reported repeatedly to them. Street traders and street collectors are licensed but as no money actually changes hands these people are exempt from the legislation.

RESOLVED that the Legal Section of the Isle of Wight Association of Local Councils be asked for advice in this matter.

d. Planning Policy Statement 3 – Development of Garden Land.

Members had asked for clarification of Planning Policy Statement 3 (PPS3): Housing where private residential gardens in built up areas is excluded from the definition of previously developed land so that the provisions of PPS3 on previously developed land no longer relates to such areas. The Committee

received and noted a report on information obtained from recent decisions of the Planning Inspectorate which showed that PPS3 “garden grabbing” should not be used as an automatic reason for refusal or a general comment for objection as each application should be treated on its merits.

e. Possible Free Parking in Ryde.

In view of the decision of the IWC Business Manager not to agree to the request of the Ryde Business Association and of this Committee to allow free parking on one day a week it was agreed that another case should be made for this request. The matter will be discussed again with the Business Association.

146/11 PLANNING APPLICATIONS

1. P/00885/11 – TCP/24115/A (Binstead Ward)

Fairways, Quarr Road, Ryde.

Demolition of dwelling and erection of detached dwelling.

Representatives of local resident associations spoke to the Committee on this application.

RESOLVED that the views of the local residents be supported and objection raised to this application for the following reasons:-

- 1. A building of this height and in this location is inappropriate in this small Area of Outstanding Natural Beauty and much larger than the building proposed for demolition. Should this proposal go ahead it would seriously compromise the visual amenity of the locality which should be protected from unnecessary large scale developments of this nature,**
- 2. The relocation of the proposed new development, away from the footprint of the original dwelling will seriously damage the visual amenities of Binstead Hall and cause its residents a loss of privacy.**
- 3. The proposal would involve a loss of trees and damage to woodland and the habitat of wildlife. It is important to retain not just the major trees but the hazel and other undergrowth both for the well being of local birds and squirrels as well as to retain the quality of the AONB.**
- 4. A building of the size, scale and design proposed would be visually intrusive and not be compatible with other buildings in the area.**

However, if despite representations against, it is decided to grant permission, it is requested that :-

- 1. An enforceable condition or a section 106 agreement be applied to provide a strategy that will ensure the fabric of Quarr Road and that any damage to this road and local infrastructure caused by the development be made good at the expense of the applicant.**

2. A tree preservation order is made to protect the existing tree screen.

3. Construction traffic be required not to use the west drive to Binstead Hall.

2. P/00902/11 – TCP/29837/A (West Ward)

17, Winston Avenue and land adjacent 17, Winston Avenue, Ryde.

Demolition of single storey extension, proposed single storey rear extension to form dining room, dormer window on rear elevation of no 17, and erection of proposed end of terrace house.

RESOLVED that no objection be made.

3. P/00953/11 - TCPL/14964/E & P/00954/11 – LBC/14964/D (N.W.Ward)

40, St Thomas Street, Ryde.

Alterations and conversion of property from bedsits to form 5 flats.

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

4. P/01044/11 – A/02336/A (N.W.Ward)

159, High Street, Ryde.

Internally illuminated fascia sign and illuminated hanging sign.

RESOLVED that objection be raised as it is considered that the illuminated signage is not in keeping with the Conservation Area.

147/11 PLANNING DECISIONS

The following planning decisions made by the IW Council together with the comments of the Town Council during the consultation process were noted.

1. P/00585/11 – Sea Whispers, Church Road, Binstead.

Alterations, 2 single storey extensions, extensions at first floor level, alterations to enlarge existing dormer windows on front elevation and 2 new dormer windows on rear elevations to provide additional living accommodation.

APPROVED (*TC no objection 31.5.11*)

2. P/00710/11 – Land adjacent to Paddock Chase, Pitts Lane, Binstead

Replacement of planning permission (P/00812/09 – detached house with integral garage) in order to extend the time limit for implementation.

APPROVED (*TC no objection 13.6.11 but asked if this could now be considered to be garden land contrary to PPS3*)

3. P/00712/11 – Sunninghill, 10, Thornton Close, Ryde.

Provision of dormer window with pitched roof at first floor level on east elevation.

APPROVED (*TC no objection 13.6.11*)

4. P/00615/11 – Hazelmount, Church Road, Binstead.

New entrance porch and detached garage.

APPROVED (*TC no objection 13.6.11*)

5. P/00704/11 – 1b, Southfield Gardens, Ryde.

Conservatory on rear elevation.

APPROVED (*TC no objection 13.6.11*)

6. P/00736/11 – 3a, Somerset Road, Ryde.

Single storey rear extension to form kitchen.

APPROVED (*TC no objection 13.6.11*)

7. P/00760/11 – Land at 25, Riboleau Street, Ryde.

Proposed pair of semi detached houses with parking and access of Riboleau Street (revised scheme)

REFUSED – The scale, mass, siting, layout and design would create an overbearing and overdominant development contrary to Policies G4 (locational criteria) and D1 (design) of the I.W. U.D.Plan and contrary to prevailing pattern of development in the locality - Planning Policies 1 & 3 (sustainable housing). (*TC objected on 4 reasons 27.6.11*)

148/11 PLANNING APPEAL DECISION

The appeal against refusal of permission for application P/01641/10 for the erection of a dwelling at 257, Upton Road, Ryde has been DISMISSED. The Inspector found that the proposed new dwelling would not significantly increase the risk of conflict between road users but this did not overcome the harm that the development would cause to the character and appearance of the area and its subsequent conflict with development plan policies.

149/11 HIGHWAYS – PROPOSED ONE WAY SYSTEM IN MELVILLE STREET

Councillors Graham Pearce and David Woodward declared a prejudicial interest in the following item as they had previously stated their objection to this proposal. They both abstained from voting on the matter.

Following the presentation to the Committee on 11th July of the proposed one way traffic system in Melville Street in an easterly direction from Dover Street to Monkton Street, the scheme had been advertised on 22nd July, comments being required by 19th August.

Councillor Woodward had personally objected to the proposal and presented his grounds for objection together with possible alternatives to the scheme as he felt that the collision rate of six accidents in three years at the Dover Street/Melville Street Junction was remarkably low considering the circumstances. Copies of his objection, report and suggested alternatives had been emailed to Town Councillors on 4th August . Members were in agreement with Councillor Woodward and

RESOLVED that it is felt that this proposal is unnecessary and that the views and objection of Councillor Woodward be supported so that objection be made by the Town Council for the reasons mentioned and the Highways Authority be asked to consider the positive and constructive ideas suggested to improve safety at the Dover Street/Melville Street junction in a more cost effective manner.

150/11 LICENSING

1. 037331 – Joe’s Café Bar, Union Street – no. 3697

An application had been received to vary the licence by removing some conditions and fitting a fire door to the upper restaurant and to seal the void between the ground floor and the upper restaurant.

RESOLVED that no objection be made.

2. 037371 – The Qube, Esplanade Pavilion – no. 1782

An application has been received to vary the licence to allow a revised layout of premises and to remove and replace conditions. The Licensing Officer had said that these changes presented no problems. However, it was mentioned that the Licence was to be reviewed and this would be reported to the next meeting.

RESOLVED that no objection be made.

3. Street Trading

Following consideration of two applications at the last meeting, the Licensing Office was informed that the Committee had no advice on what it could object to, a copy of the IW Council Policy on this has been obtained.

RESOLVED that copies of this Policy be printed for members of the Committee.

151/11 DATE OF NEXT MEETING

The next meeting will be held on 22nd. August 2011.

Signed Dated