



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 20th JANUARY 2014 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

Present: Councillors David Moore, Jill Moore , Tim Wakeley (Chairman)
and Phil Warren.

Also Present: Councillor Conrad Gauntlett, the Architect and the Applicant for
application P/01356/13 at Woodend, Pitts Lane, together with 6 local residents
interested in this application.

In attendance: David Mellor

PUBLIC QUESTION TIME

A resident enquired about the procedure where delegated authority had been given to determine some planning applications by Planning Officers and that local IW ward Councillors could request that some contentions applications could be “called” in for decision by the Planning Committee. The Chairman explained this procedure where sometimes less than 5% of applications went to the IWC Committee. There was concern that the revised plans for application P/01356/13 had not been notified to all local residents.

1/14 **APOLOGIES**

Apologies for absence were received from Councillors Gary Taylor, David Woodward and Ivor Warlow.

2/14 **MINUTES**

The minutes of the meeting held on 10th December 2013 were confirmed as accurate and signed by the Chairman.

3/14 P/01356/13 – WOODEND, PITTS LANE, BINSTEAD

Revised plans had been received for this application for the erection of a dwelling to which this Committee had objected on 18th November on 5 grounds. This was for consideration as agenda item 8 but the Committee agreed to consider this first because of the interest shown by members of the public present.

The Chairman, Councillor Tim Wakeley declared a non pecuniary interest as he was related to a resident in Pitts Lane.

The Architect, Lincoln Miles was present and he explained the scheme and the alterations that had been made, regarding contemporary material options and the size and mass of the proposal which had been reduced. He answered points made by residents Keith Jones and David Edwards on the original and revised schemes.

RESOLVED that the following amendments be agreed to the 5 original reasons:-

In 1 – the use of slate for the roof to replace zinc is recommended and this would remove the concern regarding the choice of material.

In 2 - although there has been some reduction in scale and mass, the view that the proposed height is excessive remains.

In 3 – regarding the effect on the scale and mass on the proposal remains.

In 4 – the threat of erosion along the bank by Stone Cottage and also a threat to trees is a concern, but not a reason for refusal.

In 5 – The Town Council removes its concern regarding the accuracy of site levels.

4/14 PROGRESS ON ACTION TAKEN

Evening Parking in High Street Pedestrian Precinct

As requested, the Fire Service had sent an appliance up the High Street during a couple of evenings to test for obstruction by vehicles. The Ryde Station Commander, Dean Hayward had reported that access was a little tight between the top section by the Star Public House . The appliance got through but if a larger vehicle had parked there it may cause an issue in the future. Members had experienced similar problems.

RESOLVED that the Ryde Business Association be asked for its views on the proposal that the Island Roads Traffic Section be asked to consider making a traffic regulation order to restrict evening parking in the High Street Precinct so that no obstruction can be caused to emergency service vehicles.

5/14 PLANNING APPLICATIONS

- Comments on the following five applications were required before this meeting over the Christmas period and had been delegated to the Clerks in consultation with the Chairman:-

1. P/01471/13 – 85, George Street – Demolition of conservatory, alterations and change of use from residential care home to form 8 flats, with storage and landscaping and retention of bungalow.

No objection subject to any requirements of the Conservation Officer.

2. P/01448/13 - Flat A, 18, Belvedere Street – alterations to ground floor flat on rear elevation to replace a window with French doors and Juliet Balcony.

No objection subject to any requirements of the Conservation Officer.

3. P/01498/13 – 3, Stoneham Cottages, Cemetery Road – Demolition of lean to and w.c., alterations, 2 storey side extension to provide hall and w,c, with additional bedroom over

No objection

4. P/01545/13 – 1, Binstead Hall, Quarr Road - proposed glazed roof lanterns.

No objection subject to any requirements of the Conservation Officer.

5. P/01553/13 – 164, Binstead Lodge Road - proposed rear boundary fencing onto Solent Gardens and along side elevation of existing garage.

No objection

The following applications were then considered by the Committee :-

1. P/01347/13 – A/02627 – Southern Vectis Ltd., Park Road (N.E.Ward)
1 x non illuminated fascia sign; 2 x non illuminated wall mounted signs.

RESOLVED that no objection be raised.

2. P/01348/13 – TCP/31711 – Southern Vectis Ltd., Park Road (N.E. Ward)
alterations and change of use of existing Bus Depot to mixed use comprising Bus Museum and retention of existing Bus Depot ; proposed fencing and gates.

RESOLVED that objection be raised to the oppressive prison style fencing and gating on the frontage and a more acceptable creative and sensitive design be requested.

3. P/01503/13 – TCP/12753/E – Land between 113 and 115, High Park Road (E.Ward) Demolition of garage; proposed detached house with parking; formation of new vehicular and pedestrian access.

RESOLVED that no objection be raised,

4. P/01508/13 – TCP/31710 – 6, St John's Road (S. Ward)
Partial demolition of front boundary wall; formation of vehicular access and parking.

RESOLVED that no objection be raised.

5. P/01521/13 – TCP/31708 – 143, High Street (N.W. Ward)

Change of use from retail to mixed use of retail and tattoo studio.

RESOLVED that no objection be raised.

6. P/01558/13 – TCP/29988/C – 2, Atlantis Court, Nicholson Road (S. Ward)

Change of use from B1/B8 (Business/storage) to car showroom and office.

RESOLVED that no objection be raised,

7. P/01559/13 – A/02626 – 2, Atlantis Court, Nicholson Road (S. Ward)

Advertisement consent for 3x non illuminated fascia signs; 1 x non illuminated entrance canopy sign.

RESOLVED that no objection be raised.

8. P/01561/13 – TCP/10058/K – 30, Westfield Park (N.W.Ward)

Removal of porch, proposed replacement porch.

RESOLVED that no objection be raised.

9. P/01569/13 – TCP/04626/C – Land adjoining 36, Newnham Road (Binstead Ward) – Outline for a dwelling and double garage with formation of vehicular access between 44 and 46 Newnham Road (revised scheme).

On 10th December 2013 this Committee objected to application P/01349 for this site which was withdrawn. The reasons then were that the concerns by the neighbours be supported and objection be made as the two storey design was contrary to core strategy policy DM2, out of character with nearby dwellings and could cause overlooking, damage to trees and a possible flood risk. Three of the original objecting residents had felt that the revised proposal remained much the same as before.

RESOLVED that the original comments should remain but any objection to the zinc roof materials could be lessened by the use of traditional slate roofing to reduce the negative impact on the street scene.

10. P/01512/13 – TCPL/06658/Y and P/01513/13 – LBC/06658/X , Hanover House , 65 George Street and Royal York Hotel 67 George Street (N.E. Ward)

Demolition of single storey ling to adjoining property Hanover House, removal of existing fire escapes, landings and walkways to hotel; proposed internal and external alterations to form 4 flats and a 30 bedroom hotel with associated parking and service rooms, external alterations.

RESOLVED that this proposal be welcomed as it is hoped that the re development and restoration of this prominent hotel building will take place in the very near future because the problems associated with the further

deterioration of listed buildings could hasten the reduced structural integrity of this important building. There is also some concern at the limited car parking available and it is requested that the four apartments shall not be occupied until all works on site, including the Hotel, have been completed and in compliance with the requirements of the Conservation Officer.

11. P/01575/13 – TCP/31717 – 57, Pellhurst Road (West Ward)
Alterations and change of use to health clinic (Class D1); parking.

RESOLVED that objection be raised as the location is difficult to get to and parking , access and public transport provision is totally inadequate and more consideration should be given to the requirements and needs of elderly user clients. It is a convenient building but not well located for clients in a largely residential area and the proposal will result in a huge increase of its use, close to the access with a nearby nursery school.

12. P/01581/13 – TCP/31725 -26, Church Road (Binstead Ward)
Demolition of garage, store and lobby; alterations; single storey side extension to provide garage, utility and enlarged kitchen; alterations to roof; alterations to dormer windows on front and rear elevations; additional dormer window and Juliet balcony on rear elevation; cladding and render.

RESOLVED that no objection be raised.

6/14 PLANNING DECISIONS

The following decisions of the IW Council were reported for information together with the comments of the Town Council during the consultation process *(shown in italics)*

1. P/01253/13 – 35, Asheys Road. – Demolition of sun room; replacement enlarged sun room to include roof terrace over; decking.
APPROVED – *(TC no objection 10/12/13)*

2. P/01366/13 – 7, High Park Road.- Alterations and conversion of property into a single dwelling.
APPROVED – *(TC no objection 10/12/13)*

3. P/01398/13 – 20, Monkton Street.- LBC for demolition of porch on rear elevation, proposed single storey extension on rear elevation to form kitchen and shower room.
REFUSED – Unacceptable as its form is distinctly modern and overall would have a negative impact on the Grade 2 Listed Building, contrary to DN2 and DM11 of the IW Plan Core Strategy. *(TC no objection subject to the agreement and requirements of the Conservation Officer)*

4. P/01153/13 – 17, Spencer Glade – Proposed outbuilding to provide ancillary accommodation.

APPROVED (*TC no objection 10/12/13*)

7/14 HIGHWAYS – ECHELON PARKING IN LIND STREET

Members recalled that before the resurfacing of Lind Street, on street parking on its northern side was in echelon with vehicles parked facing in the general direction of traffic and exiting by reverse into Lind Street. This system seemed to have worked quite well. However, Island Roads had proposed to amend the echelon parking arrangement and paint the parking lines so that vehicles would have to stop and reverse towards the pavement. Councillor David Woodward had submitted a lengthy and well researched strong case for the road echelon markings to remain as before.

RESOLVED that the status quo should be preserved and that Island Roads Traffic Section be requested to agree with the Town Council's request for the markings to be repainted so that vehicles can be parked at an angle facing the pavement as before.

8/14 OAK TREE AT APPLEY

The Isle of Wight Council had asked the Town Council to give a view on the proposal for the removal of an oak tree adjacent to the café at Appley. This was introduced at the Town Council meeting on 13th January when it was asked to place the question on the agenda for this meeting. It was understood that a planning application had been submitted and would be published in the Press List on Friday 17th, when plans would be available to the Town Council for an extension/alterations to Appley Cafe which may depend on the removal of this tree. However, this application had not been published by the before the meeting and that the IW Council as landowner should not pre-empt the planning process by taking a decision on the removal of the tree for the benefit of the applicant.

RESOLVED that as the tree is safe and predates the adjacent buildings by many years there is no reason to agree to its removal although the Committee would consider a minimal reduction to its crown and further requests that it be protected by a tree preservation order in the interests of the visual amenity of the area and the recent loss of mature trees at Appley.

9/14 APPEAL DECISION

P/01733/12 – 17, Spencer Glade. The Committee noted that the appeal against refusal of this application for a Lawful Development Certificate for a detached building to provide a games room and overspill accommodation (one bedroom) being an incidental use to the enjoyment of the main dwelling had been DISMISSED.

10/14 ISLE OF WIGHT SOCIETY CONSERVATION AWARDS

The Town Council considered nominating a recent planning development for the IW Society's annual awards scheme and felt that the repairs and renovations to the Hotel Ryde Castle would be appropriate.

11/14 DATE OF NEXT MEETING

The next meeting will be held on 11th February 2014.