



# RYDE

## TOWN COUNCIL

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14<sup>th</sup> January 2014

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 20<sup>th</sup> JANUARY 2014** 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

### **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 pecuniary or non pecuniary interests relating to items on the Agenda.

#### **3. MINUTES**

To take as read and confirm as accurate the minutes of the meetings held on 10<sup>th</sup> and 18<sup>th</sup> December 2013.

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

##### Parking in High Street Pedestrian Precinct

As requested, the Fire Service has sent an appliance up the High Street during a couple of evenings to test for obstruction by vehicles. The Ryde Station Commander, Dean Hayward has 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.

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

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

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

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 are now for consideration 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.

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.

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.
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.
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.
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 associated office.
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.
8. P/01561/13 – TCP/10058/K – 30, Westfield Park (N.W.Ward)  
Removal of porch, proposed replacement porch.
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 10<sup>th</sup> December 2013 this Committee objected to application P/01349 for this site which was withdrawn)
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 wing 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.
11. P/01575/13 – TCP/31717 – 57, Pellhurst Road (West Ward)  
Alterations and change of use to health clinic (Class D1); parking.
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.

## 7. **PLANNING DECISIONS**

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

1. P/01253/13 – 35, Ashey 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 )*

#### **8. P/01356/13 – WOODEND, PITTS LANE**

On 18<sup>th</sup> November 2013 the Committee objected to this application for the demolition of a garage and the erection of a dwelling with attached garage for the following reasons:-

1. The development would have a negative and overbearing impact on the immediate environment with its design and the choice of building materials to be used.
2. The proposal with its “upside down” design and excessive 3 storey height is an overdevelopment of the site.
3. The scale and mass of the proposal would have a detrimental effect on the street scene and its design is out of context with the area.
4. There is a threat of erosion along the bank between Stone Cottage and the drive to the proposed development resulting in a threat to the longevity of the trees located there.
5. There is concern that the application shows the height of the land to be inaccurate.

Amended plans have been received and the Committee is asked to comment.

#### **9. HIGHWAYS – ECHELON PARKING IN LIND STREET**

Members will recall 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 seems 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. The Town Council had been invited to comment on

this change by Friday 17<sup>th</sup> January and Kevin Burton of Island Roads had been asked for an extension of a time to enable this Committee to comment . Apparently a road painting team arrived on site on 13<sup>th</sup> January and went away.

#### **10. REMOVAL OF OAK TREE AT APPLEY**

The Isle of Wight Council had 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 13<sup>th</sup> January when it was asked to place the question on the agenda for this meeting. It is understood that a planning application has been submitted and will be published in the Press List on Friday 17<sup>th</sup>, when plans will be available to the Town Council for an extension/alterations to Appley Cafe which may depend on the removal of this tree.

#### **11. APPEAL DECISION**

P/01733/12 – 17, Spencer Glade. 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 has been DISMISSED.

#### **12. ISLE OF WIGHT SOCIETY CONSERVATION AWARDS**

The Town Council may wish to nominate a planning development which was completed in the last three years for the IW Society's annual awards scheme. In 2012 the TC nomination for Ryde Cemetery improvements won first prize.

#### **13. DATE OF NEXT MEETING**

The next meeting will be held on 11<sup>th</sup> February 2014.

