



RYDE

TOWN COUNCIL

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4th February 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 **TUESDAY 11th FEBRUARY 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 meeting held on 20th January 2014.

4. PROPOSALS FOR BRICKFIELDS SITE

Directors of Reynolds and Read have met Councillors Tim Wakeley, Ivor Warlow and Conrad Gauntlett to ask what they felt about their purchase of Brickfields and their proposals for activities on the site. It has been agreed that the Company should make a short presentation to this Committee, who, without prejudice may wish to offer some guidance in response before a formal planning application is lodged. Brickfields is within Havenstreet Parish Council's area but the route to be mostly used by vehicles would be Newnham Road.

5. PROGRESS ON ACTION TAKEN

6. MEMBERS' QUESTIONS

7. PLANNING APPLICATIONS

1. P/01323/13 – TCPL/06086/F & P/01324/13 – LBC/06086/E – 17, Esplanade (N.E. Ward) - Change of use from café (Class A3) to office (Class A2/B1a) including internal alterations and new entrance doors.

2. P/01613/13 – TCP/31730 - 14, Wykeham Close (Binstead Ward)
Proposed conservatory on side elevation.

3. P/00003/14 – TCP/27642/E – Kingarth House, Church Road (Binstead Ward)
Demolition of detached annexe building, garage and lean-to stores; alterations and refurbishment of dwelling and conservatory to include single storey side extension to form garage; detached dwelling; detached double garage.

4. P/00026/14 – LDC/25006/B – 41, St. Thomas Street (N.W. Ward)
Lawful Development Certificate for continues use of property as 4 flats.

5. P/01495/13 – TCP/16532/W – 20, Ringwood Road (W. Ward)
Terrace of four houses with bin/cycle store and associated parking, land adjacent of Clark Masts.

6. P/00007/14 – TCP/01403/C - 29, Spencer Road – (N.W. Ward)
Alterations; extension at first floolevel on side elevation to provide study/office; two storey rear extension to provide enlarged kitchen and living room at ground floor level with additional bedrooms over; single storey side extension to enlarge garage (revised scheme)

7. P/00041/14 – TCP/17338/K – Land rear of 1 and 2 Upper Highland Road, fronting onto Lower Highland Road (S. Ward)
Demolition of garage; proposed pair of semi detached houses; formation of vehicular access and two parking spaces off Surbiton Grove (revised scheme) – In June 2013 the Committee raised no objection to application P/0766/13 for this site

8. P/00050/14 – TCP/06372/E – 176, Great Preston Road (E. Ward)

Demolition of garage, store and shed; proposed single storey side extension to form en suite bedroom.

9. P/0005/14 – TCP/31741/E – 19, St. Johns Wood Road (E. Ward)

Demolition of garage; proposed single storey side/extension to form playroom, shower room and dining room; conservatory on rear elevation.

10. P/0022/14 – TCP/23217/B – Appley Beach Café (E. Ward)

Single storey extensions to enlarge café including new building area at first floor level, including roof mounted solar panels on south facing roof slope ; 2 metre high fencing south elevation.

At its last meeting the Committee considered a request for an oak tree to be felled adjacent to the café and it was felt that this should be considered together with the Planning Application, but also that the IWC should consider making a Tree Preservation Order to protect this Oak Tree, in the interests of the visual amenities of the area.

8. PLANNING DECISIONS

There are no decisions of the Planning Authority to report.

9. PLANNING APPEAL – P/00812/13

An appeal has been lodged against the refusal of consent for replacement of a window with doors on the rear elevation of Flat 2, Lainstone Grange, Appley Rise. The Committee had previously objected to this application and the appeal will be determined by written representations, the Town Council's comments having been sent to the Planning Inspectorate.

10. JOURNAL OF LOCAL PLANNING

The Annual Subscription of £50 to Navigus Planning for the quarterly publication of the Journal of Local Planning is now due and the approval of the Committee is asked for its renewal.

11. REVIEW OF ISLAND PLAN CORE STRATEGY POLICY SP2

Policy SP2 of the adopted Island Plan Core Strategy sets out that the plan provides for 8,320 dwellings for the Island over the period 2011-2027. 2100 dwellings are proposed for Ryde and the Planning Authority will be reviewing the overall quantum that is planned for delivery over the 16 year period and the distribution of delivery across the Island. The review will not be making housing allocations; these will continue to be allocated through the other Island Plan documents.

The review will undertake a new Strategic Housing Market Assessment document (SHMA) which will be used as the basis for housing requirement over the plan period and be able to evidence any proposed changes in the adopted approach for housing provision.

Part of the process will include work on a Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA). The Town Council is asked to respond to the following question by 17th February :-

To what extent, if at all, do you consider that there is other evidence or information that should be produced to support a review of policy SP2 ?. If you do, can you please provide information on what that is and why it is needed ?.

12. DATE OF NEXT MEETING

The next meeting will be held on Tuesday 4th March.