



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 2nd APRIL 2013 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

Also Present: Mr D. Moore, Mrs J. Moore, Mr P. Warren, Mr C. Leslie and Mrs M. Leslie.

In attendance: David Mellor .

49/13 DECLARATIONS OF INTEREST

Councillor Graham Pearce declared a personal interest in agenda item 6.3 (P/00352/13 – 25, Riboleau Street) as his son lived in Riboleau Street.

Councillor Debbie Taylor declared a personal interest in agenda item 4.1 (P/00180/13 – 29 Queens Road) as her husband knew the applicant.

Councillor David Woodward also declared a personal interest in agenda item 4.1 (P/00180/13 – 29, Queens Road) as he was a Town Councillor for North West Ward.

50/13 MINUTES

The minutes of the meeting held on 18th March were confirmed as accurate and signed by the Chairman.

51/13 PROGRESS ON ACTION TAKEN

P/00180/13 – TCP/21288K – Millfield, 29 Queens Road (North West Ward)
Two detached houses (revised scheme)

At its last meeting the Committee considered this application and resolved to make no objection. However, since then several comments had been placed on the IWC website and two people who commented on the original scheme (P/01853/11) had done so on the revised scheme and written to the Town Council.

The applicant spoke to the Committee who took the opportunity to review the matter and **RESOLVED to adhere to its decision not to raise objection** .

Co-op Store, Anglesea Street

At its last meeting the Committee considered application 042237 to vary the hours when the sale of alcohol may take place from Mondays to Saturdays 0800 – 2300 hours to 0600 hours – 2300 hours. Objection was raised as the Committee did not agree with it and felt that it could set a precedent for other retail outlets.

The Committee noted that the Licensing Authority had considered this not to be relevant as it did not relate specifically to one or more licensing objectives; the prevention of crime and disorder, the prevention of public nuisance, the protection of children from harm and public safety. Also the Licensing Authority is not permitted to take issues of need into account.

Temporary Entertainment Notices (TENS)

In response to a question regarding the number of TENS applications that could be made, the Committee noted that :-

1. - A premises can only apply for 12 TENS per calendar year , to take place over a maximum of 21 days.
2. - A TENS can last for 168 hours but there must be at least 24 hours between TENS.
3. – A submitter (non personal licence holder) can apply for 5 per year at least 10 working days prior to the event.
4. – A submitter (personal licence holder) can apply for 50 per year at least 10 working days prior to the event. They do have the ability to submit 10 “late TENS “ (5 days prior to the event) , which will count towards the 50.
5. – If the licence holder changes the limit of 12 relating to the premises will not start again.

Damaged Pillar, Church Lane (by St Thomas Church)

The Committee noted that the Conservation Officer, Lee Byrne, had raised this with the Asset Management Team who will carry out the necessary repairs.

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Decorative mouldings to buildings, principally in Union Street.

The Conservation Officer had mentioned that some mouldings had either become detached or were in very poor condition. Some repairs had been done by owners but Lee Byrne asked if it would be useful for him to contact the Business Association to highlight the need for maintenance. There would be a cost to this but he had spoken to Building Control as some mouldings had failed. The Committee asked that enquiries be made to ascertain whether any grants were available for funding these repairs and improvements.

Royal York Hotel

The Conservation Officer had been in touch with the owner of the building to try to secure improvements to its appearance. The owner was not willing to undertake any works so the IW Council needed to consider whether to take formal action. There is potentially a high cost to this, given the size and state of the building but it may be possible to secure lesser works which will also ensure that it is secure.

The Committee felt that the Isle of Wight Council should be urged to maintain a dialogue with the owner and if this failed to take the necessary enforcement action.

52/13 MEMBERS' QUESTIONS

Damaged Pillar in Church Lane

Councillor David Woodward spoke on this matter following upon the report in the previous minute. Church Lane had two way traffic to the north of Yelfs Hotel but one way for its southern section by the damaged pillar. There did not appear to be a simple solution as access was required for deliveries and the matter would be referred to the Traffic Section of the Highways Office.

53/13 PLANNING APPLICATIONS

1. P/00320/13 – TCP/23784/H - 19, John Street (North West Ward)

Alterations to ground floor in rear courtyard to provide additional accommodation for flat over .

RESOLVED that no objection be made.

2. P/00322/13 – TCP/03160/H – Wychwood, Quarr Hill (Binstead Ward)

Proposed single storey extension to form hobby room

RESOLVED that no objection be made.

3. P/00352/13 – TCP/30087/C – Land at 25, Riboleau Street (South Ward)

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

RESOLVED that no objection be made.

54/13 PLANNING DECISIONS

The Committee noted the following planning decisions and the Town Council's comments during the consultation process (*in italics*)

1. P/00025/13 – Land adjacent to 27, Salisbury Road

Replacement of planning permission P/01744/09 for detached house with parking, in order to extend the time limit for implementation.

APPROVED (*TC no objection 5/2/13*)

2. P/00019/13 – New Look, 176, High Street

1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign.

APPROVED (*TC no objection 5/2/13 but concern at the number of applications received for lighting*)

3. P/01663/12 – 31, Harding Road

Demolition of single storey rear extension; proposed single storey side and rear extension to enlarge kitchen to form breakfast/dining area.

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

4. P/01962/12 – Land rear of 119 – 121, High Street

Replacement of planning permission P/01859/09 for a pair of semi detached bungalows in order to extend the time limit for implementation.

REFUSED – Cramped appearance, harmful effect on the character and appearance of the area, overbearing effect and would create a sense of enclosure for occupants of neighbouring properties and harm their living conditions, Policy DM2 of Core Strategy
(TC no objection 5/2/13 – This decision to refuse was of particular interest as it meant that a repeat or renewal application to extend the time limit for implementation could not be certain to receive approval)

5. P/00030/13 – 9, Butts Road

Demolition of single storey rear extension; proposed alterations and two storey rear extension to provide additional living accommodation.

APPROVED (TC no objection 5/3/13)

6. P/00058/13 – Land adjacent Queens Keep, East Hill Road

Detached house and garage; detached house with parking; double garage and vehicular access.

APPROVED (TC no objection 5/3/13)

55/13 LICENSING

The Balcony (042464)

This application from IW Bowling Limited of Bournemouth was to vary the premises licence following discussions with the Police to open on weekday nights until 0100 hours and on Fridays and Saturday nights, Bank Holiday Sundays, Christmas Eve and New Years Eve until 0230 hours with 30 minutes for opening the premises and late night refreshments. The applicants had been managing the property under Temporary Entertainment Notices since they had been formerly underlet.

RESOLVED that support be given to the continued use of a night club facility provided that it is properly managed.

56/13 DATE OF NEXT MEETING

The next meeting will be held on Monday 15th April and the meeting finished at 7.55pm.

Signed Dated