



RYDE TOWN COUNCIL

Town Hall Chambers
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31st July 2013

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 6th AUGUST 2013** at the TOWN COUNCIL OFFICE, 10, LIND STREET RYDE commencing at **7.30pm**. for the purpose of transacting the business set out in the agenda below.

However, at **6.30 pm**, Ollie Boulter, the IW Council Planning Policy and Conservation Team Leader will meet members of the Committee prior its meeting to talk on issues believed to be the **Key considerations for the Ryde Area Action Plan**. Fishbourne Parish Council has been invited to send representatives and the talk, with questions is expected to take an hour. Consultation will commence next year and topics are to:-

1. – Identify appropriate development sites, within or immediately adjacent to the settlement boundaries within the Area Action Plan boundary for the majority of the 2100 dwellings allocated for the area.
2. – Demonstrate that the allocated sites either individually or in combination, will have no adverse effects on the integrity of European sites.
3. – Provide for the target of 35% of affordable housing, but consider whether levels of affordable housing higher than that set out in policy DM4 can be achieved on land owned by affordable providers.
- 4.- Revise the settlement boundaries within the AAP boundary as required.
5. – Identify and allocate suitable sites for Gypsies, Travellers and Travelling Show people, in line with the provision of policy DM6.

- 6.- Determine whether economic development land is required to be allocated to contribute to the delivery of SP3.
- 7.- Establish whether there is the need for retail allocations in this general location.
8. - Review the Town Centre Boundaries and Primary Retail Frontages.
9. – Define and ensure that the areas which separate Ryde and the surrounding settlements are appropriately protected to prevent coalescence.
- 10.- Identify the precise type and allocation of waste facilities to serve development to significantly contribute to the waste target set out in SP8.
- 11.- Establish the nature and level of renewable energy that will be brought forward through the proposed development, although the use of combined Heat and Power (CHP) and/or District Heating Schemes will be expected.
12. – Determine how the identified deficiency in Green Infrastructure can be addressed.
13. – Develop a clear and distinctive high quality tourism offer for Ryde.
- 14.- Prepare a masterplan for the seafront and interchange area.
- 15.- Understand whether improvements to the seafront/interchange area can be delivered to achieve a transport hub for Ryde.
- 16.- Establish whether a plan-led, viable and deliverable solution can be identified to address the capacity issues at Fishbourne ferry terminal.
- 17.- Establish whether further infrastructure provisions will be required to support the level of growth proposed.

Yours sincerely,

David Mellor
Ryde Town Council

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 15th July 2013.

4. PROGRESS ON ACTION TAKEN

Meaders Road – It is reported that despite strong representations from Ryde, the IWC Planning Committee yesterday refused to authorise a gating order at Meaders Road.

5. MEMBERS' QUESTIONS

6. PLANNING APPLICATIONS

1. P/00612/13 – TCP/16849/E – 138, High Street (N.W. Ward)

Alterations to provide new shop (use class A1) and shop front; conversion of part of ground floor to three flats (revised scheme) (revised description – re- advertised application).

2. P/00715/13 – TCPL/10432/Z & P/00716/13 – LBC/10432/Y – Durnford House Practice, 17, Melville Street (N.E. Ward)

Consent and LBC for demolition of two storey extension on rear elevation; proposed alterations and change of use from offices to form a dwelling with annexed accommodation.

3. P/00883/13 – TCP/23331/A – Land at Crossways, Church Road, Binstead (Binstead Ward)

Outline for detached dwelling with vehicular access off Pitts Lane.

4. P/00886/13 – TCP/29711/B – 38, Mayfield Road (West Ward)

Demolition of conservatory, bedroom and store; alterations; single storey side and rear extension to provide additional living accommodation; porch; decking.

5. P/00584/13 – TCP/28001/F & P/00900/13 – CAC/28001/E
Oakfield C of E Primary School, Great Preston Road.

Consent and Conservation Consent for demolition of classroom buildings and extensions; full planning permission for alterations and conversion of school building to form two dwellings with vehicular access and parking; outline for five dwellings.

6. P/00924/13 – TCP/10703/F – 31, Weeks Road

Replacement of planning permission (P/00844/10 – TCP/10703/E) : proposed two storey extension to create three self contained flats) in order to extend the time limit for implementation.

7. PLANNING DECISIONS

To receive and note the following planning decisions and the Town Council's comments during the consultation process (*shown in italics*)

1. P/00563/13 – 27, Binstead Lodge Road

Alterations and extension at rear to form W.C. and dining room.

APPROVED – (*TC no objection 28/5*)

2. P/00571/13 – Superbowl, Esplanade

LBC for decoration of building

APPROVED – (*TC no objection 28/5/13 subject to colours to be agreed by Conservation Officer and requested some flower planting*)

3. P00519/13 – 8, Esplanade

Change of use from Retail (Class 1) to ice cream parlour (Class A3)

APPROVED – (*TC no objection 28/5/13*)

4. P/00520/13 – 16, Thornton Manor Drive

Continued use of two rooms for business use – one as an office and one as an occasional meeting room.

REFUSED – Inappropriate location – (*TC no objection 14/5/13 and commented on use by builders vehicles on 28/5/13*)

5. P/00599/13 – 33, Greenway

Proposed conservatory

APPROVED (*TC no objection 10/6/13*)

6. P/00556/13 – 38, Arnold Road

Outline for detached dwelling with parking

APPROVED (*TC no objection 28/5/13*)

7. P/00659/13 – 52a Park Road

Alterations and conversion of garage/workshop/store to form residential unit.

APPROVED (*TC no objection 10/6/13*)

8. P/00672/13 – 105, Monkton Street

Lawful Development Certificate for continued use as 3 flats

APPROVED (*TC no comment 10/6/13*)

9. P/00644/13 – 23/24 High Street

2 fascia signs, 2 projecting signs and 2 awnings.

APPROVED (*TC no objection 10/6/13*)

8. HIGHWAYS

Ryde Business Association has complained of matters with parking in Union Street and Spencer Road and has mentioned over zealous and inappropriately attired scruffy

wardens. It also feels that there is a genuine need for permits to be issued to persons working in Union Street that require their vehicle to be parked nearby. Further details will be obtained and the Vice Chairman of this Committee , Councillor Phil Warren has been appointed as the representative on Ryde Business Association.

It is understood that the IWC Principal Traffic Engineer, Kevin Burton is now based at the Island Roads HQ in Newport and is responsible for traffic management and highways matters on development control.

9. “ PEDICABS “ CONSULTATION

John Gravez is thinking of starting a business with “pedicabs” which are pedal powered tricycles that can carry 3 passengers and a driver. He is in discussions with the licensing office and has asked local councils in whose areas that he would like to operate from for feedback on his proposal. The vehicles would be for short distance transport, a tourist amenity and for advertising and one proposed route in Ryde could be between the Esplanade and Puckpool. They can be viewed on www.pedicabshop.com .

10. DATE OF NEXT MEETING

The next meeting will be held on Tuesday 27th August.

Planning Applications will be available for inspection 30 minutes before the meeting and can be viewed on line at www.iwight.com on “residents services”