



RYDE

TOWN COUNCIL

Town Hall Chambers
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4th June 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 **MONDAY 10th JUNE 2013** 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
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 28th May 2013.

4. ELECTION OF VICE CHAIRMAN

The Vice Chairman, Councillor David Woodward, was elected as Chairman of the Finance Committee on 21st May and therefore he has felt that it would not now be appropriate for him to also serve as Vice Chairman of the Planning Committee. The membership of the Personnel and Grievance Committee is also comprised of the Chairmen and Vice Chairmen of all Committees so this Committee is requested to elect a Vice Chairman.

5. PROGRESS ON ACTION TAKEN

Royal York Hotel

The Conservation Officer, Lee Byrne has responded to the following questions raised:- what has been done, what is being done and what can be done regarding the condition of the Royal York Hotel Building and discussed the matter with the IWC Enforcement Team. He has written to the owner and asked for the building to be secured and the curtilage to be tidied. A report will be made at the meeting and the Conservation Officer also acknowledges the poor condition of the building as well as the nearby Vectis Hall in Melville Street. Options such as Urgent Works and Repairs Notices in the light of the primary legislation but there is a huge cost involved with this action. As such at this point in time they are only able to keep pursuing the owners to ensure they act responsibly.

6. MEMBERS' QUESTIONS

7. PLANNING APPLICATIONS

1. P/00599/13 – TCP/31480 - 33, Greenway (Binstead Ward)

Proposed conservatory.

2. P/00610/13 – TCP/21101/A - 88, High Park Road (E. Ward)

Detached double garage; formation of vehicular access; new boundary fencing.

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

Alterations and conversion of part of ground floor to form shop and part of first floor to form additional flat; new shop front.

4. P/00614/13 – LDC/16849/C – 138, High Street (N.W. Ward)

Lawful Development Certificate for continued use of part of first floor as a flat.

5. P/00630/13 – TCP/01403/B – 29, Spencer Road (N.W. Ward)

Alterations; extension at first floor level on side elevation to provide enlarged kitchen and living room at ground floor level with additional bedrooms over.

6. P/00644/13 – A/01249/G – 23/24 High Street (N.E. Ward)

2 x internally illuminated fascia signs; 2 x internally illuminated projection signs;
2 x retractable awnings.

(Comments on above applications required by 14th June and comments on applications below required by 21st June)

7. P/00659/13 – TCP/12182/L – 52a Park Road (N.E. Ward)

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

8. P/00668/13 – TCPL/07155/K & P/00669/13 – LBC/07155/J – 58, Union Street (N.W. Ward)

External alterations on side elevation to form new entrance to basement level and internal alterations including new staircase (revised scheme)

9. P/00672/13 – LDC/17130/D – 105, Monkton Street (N.E. Ward)

Lawful Development Certificate for continued use of property as 3 self contained flats to include existing extension at ground floor level.

8. 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/00410/13 – 46, Binstead Lodge Road.

Single storey side/rear extension to provide dining area and shower room and enlarge lounge.

APPROVED *TC no objection 29/4/13*

2. P/00394/13 – Greenpines, Thornton Manor Drive.

Demolition of conservatory; proposed single storey rear extension to form sunroom and en suite bedroom; balcony on rear elevation at first floor level; proposed porch.

APPROVED *(TC no objection 15/4/13)*

3. P/00396/13 – 92b, West Street.

Replacement window on east elevation.

APPROVED *(TC no objection 29/4/13)*

4. P/00393/13 – 2, Winston Avenue.

Proposed conservatory.

APPROVED *(TC no objection 15/4/13)*

5. P/00421/13 – Rosetti, Grove Road.

Demolition of porch; proposed conservatory on front elevation.

APPROVED *(TC no objection 29/4/13)*

6. P/00386/13 – 9, Quarry Road.

Alterations and two storey extensions on side and rear elevations to provide additional living accommodation.

APPROVED *(TC no objection 15/4/13)*

7. P/00230/13 – Swanmore Middle School Site.

Demolition of school; proposed residential development of 25 dwellings.

APPROVED (TC agreed in principle but access roads appear narrow, parking spaces could be increased and play area on S.E. corner of site should be fenced -18/3/13)

9. LICENSING

042957 – Street Trading – Plaza Ices

An application has been received from Gary Hall of Cowes to trade Island wide from a Transit Ice Cream Van between the hours of 10.30 am and 8 pm. The closing date for comments was 3rd June and an extension of time was requested for Town Council comments. However this was not allowed and the Licensing Officer has noted that normally when such applications are received, the Town Council would not expect trading to take place nearby existing establishments selling similar products.

043095 – Hotel Ryde Castle

Greene King Ltd have applied to vary the premises license for the Hotel which will include the refurbishment of all rooms, to create a disabled access to the function room, create a level access to main parts of the building, install a lift and new staircase, provide WCs, showers and accessible bedrooms for the disabled. There is no change to their current premises licence regarding the opening hours of licensable activities. Comments are due by 26th June.

Busy Bee Garden Centre

Today notification has been received of an application to vary (minor) the premises licence at the garden centre. Details will be reported.

10. DATE OF NEXT MEETING

The next meeting will be held on 24th June.

Planning applications will be available for inspection 30 minutes before the meeting and can be viewed on line after www.iwight.com on “Residents Services”. Licensing applications can be viewed on line after www.iwight.com on “Business Services”