



RYDE TOWN COUNCIL

PO Box 179,
Ryde IOW
PO33 9DR
30th March 2011

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 5th APRIL 2011** at the **ACTIVITY ROOM, GEORGE STREET CENTRE, 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 interest.

3. MINUTES

To take as read and confirm as accurate, the attached minutes of the meeting held on 21st March 2011.

4. PROGRESS ON ACTION TAKEN

Changes of use from Class A1 (retail) in the Town Centre

Following consideration of an application for a change of use from retail at

61a, Union Street the Clerk was asked to report back on the survey undertaken in 2010 regarding the proportion of non-retail to retail uses in the Town Centre.

In January 2010 the Committee requested the Planning Officer to clarify the existing percentage or ratio of class A1 (retail) uses to other uses in the Shopping Area. On 8th February 2010 (Minute 20/10) the Committee received a report on this subject which showed that the non – retail uses were less than the maximum 30% guideline figure in paragraph 15.41 of the IW Unitary Development Plan.

P/02780/06 – TCP/16532/M – Amended plans

Amended plans have been received for this application for the demolition of a section of factory and the proposed construction of a detached building to provide a replacement factory at Clark Masts, 18 – 20 Ringwood Road. This is reported for information as the amended plans are considered to be a minor revision and have been approved under delegated powers. The amendment is to reduce the length of the building from 78m to 70m in the interests of economy.

5. PLANNING APPLICATIONS

To receive and consider the following applications:-

1. P/00189/11 – TCP/30472 (North East Ward)

10, Woodland Mews, Ryde.

Extension to enlarge existing balcony at 1st floor level on west elevation.

2. P/00244/11 – TCP/14899/A (North East Ward)

97, Monkton Street, Ryde.

Formation of parking space.

3. P/00267/11 – TCP/30316/A (North East Ward)

19, Castle Street, Ryde.

Installation of six solar panels on roof (revised scheme)

-- In October 2010 the Committee raised no objection to an earlier proposal for 6 panels (P/01440/10) and on 16/11/10 consent was refused as the position and coverage would detract from the traditional appearance of the existing building and street scene and fail to preserve the character of the Conservation Area.

4. P/00287/11 – TCP/25055/E (East Ward)

Hideaway, Bullen Road, Ryde.

Relocation of access steps and raised platform to rear conservatory.

5. P/00302/11 – TCP/30477 (North East Ward)

Flat 2, Melmoth Lodge, Appley Rise, Ryde.

Formation of new window opening and installation of UPVC double glazed window, replacement UPVC double glazed french doors.

6. P/00280/11 – TCP/07962/X (North East Ward)

Land adjacent to Queens Keep, East Hill Road, Ryde.

Demolition of garage, proposed pair of semi-detached houses with parking, vehicular access (revised scheme)

- In June 2009 the Committee considered application P/00707/09 for a terrace of 3 houses with accommodation within the roof space , parking and vehicular access and objected. Consent was refused on 16.7.09.
- In February 2010 the Committee considered application P/00038/10 for the demolition of a garage and the erection of a pair of semi detached houses with parking and access and objected due to the scale and size of the proposal which it regarded to be “tandem” back garden development. Consent was refused on 10.8.10 on grounds of PPS3 (garden land) and contrary to policy G4 (location of development) and D1 (design)

(comments on above six applications required by 8th April and comments on following four applications by 15th April)

7. P/00245/11 – TCP/07962/Y (North East Ward)

Queens Keep, East Hill Road, Ryde.

Vehicular access and parking area to include new wall and piers.

8. P/00308/11 – TCP/14373/J (North East Ward)

Tredegar House, 15, Wood Street, Ryde.

Demolition of section of boundary wall, formation of vehicular access and hard- standing including construction of new pier and shed.

9. P/00251/11 – TCP/30491 (North West Ward)

6, Beech Grove, Ryde.

Retention of chalet in garden providing self-contained living accommodation.

10. P/00367/11 – TCP/23114/D (Binstead Ward)

Acorns, Church Road, Binstead.

Alterations and single storey extensions to form utility room and wetroom with a garden room.

6. PLANNING DECISIONS

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

1. P/00073/11 – Buckingham House, Buckingham Road, Ryde.

Detached boat house and tractor store.

APPROVED (*TC no objection 8.2.11*)

2. P/00074/11 – 34, Queens Road, Ryde.

Dormer window on east elevations in conjunction with loft conversion to form en-suite bedroom.

APPROVED (*TC no objection 8.2.11*)

3. P/01888/10 – Town Square, Anglesea Street, Ryde.

Continued use of land for “Farmers Market” on one day each week (Saturday from 8am to 1pm) and two additional days in any one calendar year.

APPROVED (*TC no objection 8/2/11*)

7. TRAFFIC MANAGEMENT – SPENCER ROAD

The IWC Traffic Management Section has received a request from three residents of Spencer Road that yellow line parking restrictions be applied in the road. The Ryde Traffic Regulation Order review is not to take place until 2012 so the matter has been forwarded to the Town Council for information and comment prior to the start of the review.

At its last meeting on 8th December 2010 the Highways Working Party was informed that complaints had been received that increasing numbers of vehicles were parking in this road with the potential to cause congestion and obstruction. It was then believed that drivers were commuters and that this problem may have coincided with the start of the repair works to Ryde Pier.

At that time the Highways Officer, Kevin Burton had met IW Councillor Arthur Taylor and had suggested a two hour waiting restriction to apply to Westfield Park. Councillor Tim Wakeley then said that there was a problem in the road between St. Georges Road and Buckland Gardens where the pavement ends causing people to walk on the road by a blind bend. Councillor David Woodward also mentioned a drainage problem in the road caused by surface water run off from Ryde School which had frozen.

8. DATE OF NEXT MEETING

The next meeting has been scheduled for Monday 18th April 2011.