



RYDE TOWN COUNCIL

PO Box 179,
Ryde IOW
PO33 9DR
2nd August 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 **MONDAY 8th AUGUST 2011** at **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 interest.

3. MINUTES

To take as read and confirm as accurate, the minutes of the meeting held on 25th July 2011.

4. PROGRESS ON ACTION TAKEN

1. P/00813/11 – Bartletts Green Farm, Brading Road.

On 11th July the Committee considered an application to retain repair work to raise the roof of an agricultural building which had come about following an enforcement investigation. The concerns of the adjacent neighbour were supported and the Committee raised objection to the application. It was

understood that the application was to be re advertised and copy of the Planning Design and Access Statement for this application has now been forwarded to the Town Council. The current status of the application will be checked.

Other matters

It is expected to report on Planning Policy Statement 3 (previously developed garden land) and the ratio of retail to other use classes in the Town.

5. PLANNING APPLICATIONS

To receive and consider the following applications:-

1. P/00885/11 – TCP/24115/A (Binstead Ward)

Fairways, Quarr Road, Ryde.

Demolition of dwelling and erection of detached dwelling.

2. P/00902/11 – TCP/29837/A (West Ward)

17, Winston Avenue and land adjacent 17, Winston Avenue, Ryde.

Demolition of single storey extension, proposed single storey rear extension to form dining room, dormer window on rear elevation of no 17, and erection of proposed end of terrace house.

3. P/00953/11 - TCPL/14964/E & P/00954/11 – LBC/14964/D (N.W.Ward)

40, St Thomas Street, Ryde.

Alterations and conversion of property from bedsits to form 5 flats.

4. P/01044/11 – A/02336/A (N.W.Ward)

159, High Street, Ryde.

Internally illuminated fascia sign and illuminated hanging sign.

6. PLANNING DECISIONS

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

1. P/00585/11 – Sea Whispers, Church Road, Binstead.

Alterations, 2 single storey extensions, extensions at first floor level, alterations to enlarge existing dormer windows on front elevation and 2 new dormer windows on rear elevations to provide additional living accommodation.

APPROVED (*TC no objection 31.5.11*)

2. P/00710/11 – Land adjacent to Paddock Chase, Pitts Lane, Binstead

Replacement of planning permission (P/00812/09 – detached house with integral garage) in order to extend the time limit for implementation.

APPROVED (*TC no objection 13.6.11 but asked if this could now be considered to be garden land contrary to PPS3*)

3. P/00712/11 – Sunninghill, 10, Thornton Close, Ryde.

Provision of dormer window with pitched roof at first floor level on east elevation.

APPROVED (*TC no objection 13.6.11*)

4. P/00615/11 – Hazelmount, Church Road, Binstead.

New entrance porch and detached garage.

APPROVED (*TC no objection 13.6.11*)

5. P/00704/11 – 1b, Southfield Gardens, Ryde.

Conservatory on rear elevation.

APPROVED (*TC no objection 13.6.11*)

6. P/00736/11 – 3a, Somerset Road, Ryde.

Single storey rear extension to form kitchen.

APPROVED (*TC no objection 13.6.11*)

7. P/00760/11 – Land at 25, Riboleau Street, Ryde.

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

REFUSED – The scale, mass, siting, layout and design would create an overbearing and overdominant development contrary to Policies G4 (locational criteria) and D1 (design) of the I.W. U.D.Plan and contrary to prevailing pattern of development in the locality - Planning Policies 1 & 3 (sustainable housing). (*TC objected on 4 reasons 27.6.11*)

7. PLANNING APPEAL DECISION - P/01641/10

The appeal against refusal of permission for application P/01641/10 for the erection of a dwelling at 257, Upton Road, Ryde has been DISMISSED.

The Inspector found that the proposed new dwelling would not significantly increase the risk of conflict between road users but this did not overcome the harm that the development would cause to the character and appearance of the area and its subsequent conflict with development plan policies.

8. HIGHWAYS – MELVILLE STREET PROPOSED ONE WAY SYSTEM

Following the presentation to the Committee on 11th July of the proposed one way traffic system in Melville Street in an easterly direction from Dover Street to Monkton Street, the scheme has been advertised on 22nd July, comments being required by 19th August. The Committee is asked to consider a formal response to this proposal.

9. LICENSING

1. 037331 – Joe's Café Bar, Union Street – no. 3697

An application has been received to vary the licence by removing some conditions and fitting a fire door to the upper restaurant and to seal the void between the ground floor and the upper restaurant. Further details will be reported and comments are required by 24th August.

2. 037371 – The Qube, Esplanade Pavilion – no. 1782

An application has been received to vary the licence to allow a revised layout of premises and to remove and replace conditions. Further details will be reported and comments are required by 12th August.

3. Street Trading

Following consideration of two applications at the last meeting, the Licensing Office was informed that the Committee had no advice on what it could object to, a copy of the IW Council Policy on this has been obtained.

10. DATE OF NEXT MEETING

The next meeting has been scheduled for 22nd August.

Planning applications can be viewed on www.iwight.com/planning and will be available 30 minutes before the meeting. Licensing applications can be viewed on www.iwight.com/licensing .