



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 31st OCTOBER 2011 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

Present: Councillors Conrad Gauntlett, Graham Pearce, David Woodward and Tim Wakeley (Chairman)

Also Present: Mr and Mrs D. Moore, Mr Anthony Williams, Mr John Holmes and one other member of the public.

In attendance: David Mellor

186/11 MINUTES

RESOLVED that the minutes of the Planning Committee held on 17th October 2011 be approved as a true and accurate record of the meeting and signed by the Chairman.

187/11 DECLARATIONS OF INTEREST

Councillors David Woodward and Graham Pearce declared a personal interest in applications P/01425/11 and P/01426/11 as they knew the owner of the property.

188/11 PROGRESS ON ACTION TAKEN

P/01271/11 – National Grid Site off Park Road.

This application will be determined by the IWC Planning Committee and not by an Officer under delegated powers .

RESOLVED that the Chairman should speak on this application when considered by the IWC Planning Committee with Councillor Conrad Gauntlett as a reserve speaker.

189/11 PLANNING APPLICATIONS

1. P/01133/11 – TCP/30705 (Haylands Ward)

51, St. Michaels Avenue, Ryde.

Demolition of utility room and shed, proposed single storey side and rear extension to enlarge kitchen and form utility room and w.c., new shed/store (revised plans and re advertised application)

On 19th. September the Committee raised no objection to a similar application.

RESOLVED that no objection be made.

2. P/01211/11 – TCP/14932/H (N.E. Ward)

Amphill, Amphill Road, Ryde.

Retention and completion of single storey extension to provide bungalow; parking.

RESOLVED that objection be made as the proposal is out of character and inconsistent with the design of the host building and the requirements of the conservation area.

3. P/01258/11 – TCP/28152/C (Binstead Ward)

Beach – Wood, Quarr Road, Ryde.

Retention and completion of swimming pool and summer house.

This application was for retrospective planning consent and representatives of the Quarr Road Users Association and the Abbots Close Residents Association attended the meeting and expressed their concern at the damage to Quarr Road, the removal of trees and were amazed at the delay in making the application after works had commenced stating that they would have objected earlier if they had known of this.

The Committee was concerned that numerous trees had been removed and that no officer objection had apparently been made on the grounds of development within an area of outstanding natural beauty and in close proximity to a site of special scientific interest. The tree report expressed concern at the possible damage to surrounding trees and roots by works and exposure to toxic cement.

The Committee criticised the delay in receiving the application and was surprised that the development and tree felling had reached this late stage without official intervention and possible enforcement action and a stop notice and felt that the problem would have been manageable if the application had been received within the normal timescale. It was felt that the effective change to the surrounding area to what is now being described as being akin to “parkland” has desecrated the A.O.N.B. as it is quite clear from previous satellite evidence that several trees had since been removed and it was felt to be very disappointing that the IWC Enforcement and Tree Team had not acted earlier to properly protect and preserve the trees.

Members were informed that condition 8 in a planning consent for a nearby development required an assessment of the condition of the road to have been made before the works started and that if a similar condition had been applied for this site it would have been possible to properly check any damage cause but that now the condition of the road had deteriorated because of the movement of lorries taking earth from the excavation of the swimming pool. It was unanimously :-

RESOLVED that the views of the local residents be supported and that objection be raised to this application for retrospective planning consent for the following reasons :-

- 1. The proposal has compromised the visual amenity of this area of outstanding natural beauty and involved the loss of trees and with the potential to cause damage to the site of special scientific interest, prejudiced the visual amenities of the area of woodland, wildlife habitat and views from the sea.**
- 2. The proposal, involving the use of heavy lorries has damaged Quarr Road and if retrospective permission is granted an enforceable condition and/or legal agreement be applied to ensure that the cost of damage and repairs to the road is met by the applicant.**
- 3. The Committee is critical of the failure of the duty of the officers to attach any rigour to the importance of the preservation of the character and appearance of this section of coastline.**
- 4. The Committee disapproves of the failure of the government body “Natural England “ to care for this site of special scientific interest and coastline.**
- 5. The Committee is concerned at the failure of the monitoring of this application and unauthorised works which should have seen that the normal rules and timescales of Town and Country Planning were followed.**

4. P/01425/11 – TCPL/30306/B & P/01426/11 – LBC/30306/A – (N.E. Ward)
Wrafton House, 46, Melville Street, Ryde.
Two storey rear extension to form 4 flats; alterations to existing building to include new windows at 2nd floor level on east elevation, new parapet extension to flat roof.

RESOLVED that objection be made as the proposal would be an overdevelopment of the site and provide insufficient amenity space for residents of the building.

5. P/01445/11 – TCP/00705/E (N.W. Ward)
22, Westwood Road, Ryde.
Demolition of outbuilding, single storey rear/side extension to provide utility room and family room.

RESOLVED that no objection be made.

6. P/01471/11 – TCP/ 30766 (E. Ward)

15, Seldon Avenue, Ryde.

Proposed alterations and single storey rear extension to form kitchen/diner; conservatory.

RESOLVED that no objection be made.

7. P/01474/11 – TCP/04137/E (Binstead Ward)

The Bungalow, Quarr Hill.

Replacement planning permission (P/02650/08 – TCP/04137/D: demolition of chalet bungalow; construction of replacement dwelling) in order to extend the time limit for implementation.

RESOLVED that no objection be made.

8. P/01498/11 – TCP/29962/B (Haylands Ward)

The Grove, Grove Road, Ryde.

Revisions to plot 6 to include conservatory, patio and covered seating area.

RESOLVED that no objection be made.

190/11 PLANNING DECISIONS

The following decisions made by the IW Council together with the comments of the Town Council during the application process were noted:-

1. P/01179/11 – Smallbrook Junction Station

Proposed building to provide covered waiting area, ticket office and toilet.

APPROVE (TC no objection 19.9.11)

2. P/00968/11 – Kingarth House, Church Road, Binstead.

Demolition of detached annexe (Little Kingarth) and outbuildings. Alterations and conversion of dwelling to form two dwellings including two new conservatories and new dormer windows on north and south elevations, detached outbuildings to form studio, workshop, stores and two double car ports (revised scheme)

APPROVE (TC no objection 25.7.11)

3. P/01183/11 – St. Mary's R.C. Church, 55, High Street, Ryde.

Replacement of listed building consent (P/00609/09 for demolition of building forming part of a church) in order to extend the time limit for implementation.

APPROVE (TC no objection 19.9.11)

4. P/00837/11 – 58a Monkton Street, Ryde.

Variation of condition no. 7 on P/01227/07 to allow one less parking space to be provided on site.

APPROVE TC no objection 19.9.11)

191/11 LICENSING

The following applications were noted:-

Café Coco, 30 Union Street – 037788

An application has been received from Michael Boyle to vary the premises licence at this licensed Bistro. He is currently licensed to sell occasional wine with food requiring a “knife and fork meal” and wishes to continue so but to trade as a “wine bar” between 6 and 10 pm. The premises have been re fitted to a high quality in January 2011 and entry to “Drinkers” will be refused.

Fowlers, 41 – 43 Union Street – 037808

An application has been received from J.D. Wetherspoon Ltd. to vary the conditions at their premises as agreed with the Police, to the effect that : All staff will be properly trained to prevent the sale of alcohol to underage and drunk persons: The need for door staff will be risk assessed and adequate staff provided as necessary: CCTV will be provided and images kept for 30 days and made available to the Police.

192/11 DATE OF NEXT MEETING

The next meeting has been scheduled for Monday 14th November 2011.

Signed Date