



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 24th JANUARY 2011 AT THE ACTIVITY ROOM, GEORGE
STREET CENTRE, RYDE

Present : Councillors Conrad Gauntlett, Brian Harris (Mayor), David Knowles, Graham Pearce, Debbie Taylor, Tim Wakeley (Chairman), David Woodward and Tony Zeid.

In Attendance: David Mellor (Administration Officer)

11/11 DECLARATIONS OF INTEREST

Councillor David Woodward declared a personal interest in agenda item 5.3 relating to application P/0/1947/10 for Dover Park County Primary School as he was the Chairman of the School Governors.

12/11 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 11th January 2011 be approved as a true and accurate record of the meeting and signed by the Chairman .

13/11 PLANNING APPLICATIONS

1. P/01922/10 – TCP/30280/A (Haylands Ward)

11a, Lower Bettsworth Road, Ryde.

Alterations and two storey rear extension to form kitchen and w.c. on ground floor with bedroom over (revised scheme)

The Committee noted that an appeal had been lodged against refusal of consent for application P/01320/10 for an earlier scheme for which it raised no objection on 5/10/10.

RESOLVED that no objection be made.

2. P/01854/10 – TCP/03451/B (East Ward)

12, High Park Road, Ryde.

Demolition of garage, proposed single storey extension to form kitchen.

RESOLVED that no objection be made.

3. P/01947/10 – TCP/22871/C (North East Ward)

Dover Park County Primary School, Dover Street, Ryde.

Siting of double mobile classroom.

RESOLVED that no objection be made on the understanding that the classroom is required for a period of five years in order to meet a temporary increase in child numbers.

The Mayor, Councillor Brian Harris, declared a personal interest in the following two applications as he was a member of the Historic Ryde Society who had applied for the consents.

4. P/01850/10 – TCPL/30389 (North West Ward)

Victoria Arcade, Union Street, Ryde.

Alterations and change of use of basement area to provide “Ryde Town Heritage Centre”

RESOLVED that no objection be made.

5. P/01851/10 – LBC/09835/Z (North West Ward)

Victoria Arcade, Union Street, Ryde.

LBC for internal and external alterations in connection with change of use of basement to provide “Ryde Town Heritage Centre”, non illuminated fascia sign and two non illuminated name boards.

RESOLVED that no objection be made.

14/11

PLANNING DECISIONS

The following decisions made by the Isle of Wight Council along with the view expressed by the Town Council during the consultation process were noted:-

1. P/01611/10 – 79, Newnham Road, Ryde.

Alterations and conversion of garage into dining room and shower room, single storey rear extension to form bedroom, dormer window on front elevation.

APPROVED (*TC no objection 29/11/10*)

2. P/01618/10 – Somerfield/Co-op Store,

Anglesea Street, Ryde.

3 x illuminated fascia signs, 1 x non illuminated fascia sign and 1 x illuminated totem sign.

APPROVED (*TC OBJECT 15/11/10*)

3. P/01705/10 – 7, Stonepitts Close, Ryde.
Single storey rear extension and pergola.
APPROVED (TC no objection 13/12/10)

4. P/01735/10 – 20, Hill Street, Ryde.
Alterations and extension of existing building and ground floor rear extension to provide additional ground and first floor living accommodation –
APPROVED (TC no objection 13/12/10)

15/11

LOCALISM BILL: REAL PLANNING POWERS HANDED TO TOWNS AND PARISHES.

The Committee noted that the Localism Bill represents the most radical shift in power since Town and Country Planning started in 1947. It is long and complex but it includes the following four powers that will fundamentally change the role of local councils who will have the opportunity to play a core role in the planning system, not just as a consultee but as a plan maker and decision taker on planning matters.

1. Neighbourhood Plans

Local Councils will have the right to produce Neighbourhood Plans which will shape development at local level. They should follow current plans but the detail of what is planned for the future of a community will now be determined by the local council, including housing location, what infrastructure is needed and what development is generally not permissible.

2. Neighbourhood Development Orders

Any Local Council which produces a Neighbourhood Plan will also be able to make a Neighbourhood Development Order which would automatically grant planning permission for specific development or classes of development.

3. Duty of developers to consult local communities on major planning applications.

Prospective developers will be required to consult local communities for certain larger developments before plans have been produced and they will have to show that they have done so. Failure to reflect local wishes could result in refusal of consent.

4. Local referendum on key issues

A local referendum can be held on any matter the community wishes, following which the local authority must consider the steps it proposes to take and publish its decision and reasons.

A firm of Town Planning Consultants ,Navigus Planning were publishing a Journal of Local Planning for local councils and would provide quarterly advice and information on the changes. However, the National Association of Local Councils had issued a briefing on the whole Bill which does not just relate to Planning matters and may also give specific advice on the new legislation.

RESOLVED that a sample copy of the first edition of the Navigus Journal be requested for consideration.

16/11 PLANNING CONSULTATIONS WITH LOCAL COUNCILS

Following a report to the effect that more IWC consultations would be undertaken on line but the current procedure on planning applications would remain unchanged, a letter had been received to say that the press list, delegated decisions and copies of decisions would be emailed to local councils.

However, the Committee was pleased to note that they had subsequently decided to continue to supply copies of planning applications and materials for town and parish councils.

17/11 TRANSPORT PLAN

The Committee gave consideration to this consultation document from the IW Council.

RESOLVED that the Transport Plan be received and that IW Council be informed of the following response of the Town Council to its Transport Plan Consultation:-

Ryde Town Council has previously stressed the urgent need for traffic improvements and regulations to improve the flow of traffic between the east and west of Ryde as the problem is gradually becoming worse, particularly with the flow of heavy goods vehicles from the Fishbourne and East Cowes Terminals towards Ryde, Westridge and the Sandown/Shanklin Bay area.

It also recognises that in order to cope with future growth and vehicle numbers estimated at 2% per annum, additional car parking facilities need to be provided within the Ryde area so as to meet existing needs, encourage tourism and promote the local economy.

It notes and agrees with the vision, goals and objectives of the plan and endorses what it considers to be its most important aspects such as the improvement, enhancement and maintenance of existing highway assets but doubts the delivery of these aims can be successfully achieved in the current economic climate with reduction of central government grant and reliance on private finance initiatives.

18/11 STATEMENT OF LICENSING POLICY

The Licensing Authority had to publish a statement of its Licensing Policy for local consultation every three years and the Committee gave consideration to the current statement which set out its objectives, licensable activities, strategies and procedures etc.

The statement was accepted and it mentioned consultations with persons/bodies representatives of residents in the area . (i.e. Town and Parish Councils) Some members of the Committee were not happy with the procedure for Temporary Event Notices under the 2003 Licensing Act, whereby local consultees have no right to object to the event taking place as a temporary event notice is not an application but a notification of an event and is not open to public consultation and the IW Council is not able to refuse or consider any other factors and simply acknowledges that the event will take place as the only agency that can make representations regarding a "TEN" are the police on the grounds of crime and disorder. Members had previously been reminded of this fact but some were concerned at the sale of high alcohol lager, cider and cheap spirits in some licensed premises.

RESOLVED that the Statement of Licensing Policy be received ,subject to the comments made above but that the work of the street pastors be recognised in helping with and alleviating problems associated with the street, evening and night time activities and economy of the Town.

19/11 DATE OF NEXT MEETING

The next meeting will be held on Tuesday 8th February 2011 in the Activity Room, George Street Centre.

The meeting closed at 7.35 pm

Signed Date