



**RYDE  
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
MONDAY 27 JUNE 2011 AT THE ACTIVITY ROOM, GEORGE STREET  
CENTRE, RYDE**

Present: Councillors Graham Pearce, Debbie Taylor, Tim Wakeley  
(Chairman) and David Woodward

Also Present: Mr and Mrs D.Moore.

In attendance: Saskia Kiernan (minutes)

There were no questions from the public.

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116/11 APOLOGIES

No apologies had been received.

117/11 DECLARATIONS OF INTEREST

No declarations of interest were made.

118/11 MINUTES

**RESOLVED that the minutes of the Planning Committee held on 13 June 2011 be approved as a true and accurate record of the meeting and duly signed by the Chairman.**

119/11 PROGRESS ON ACTION TAKEN

Proposed Change of Use of Property from Single Residential dwelling to children's home at 7 Millward Road, Ryde (P/00142/11-TCP/30439)

It was reported that Planning Services had written to the Town Council to clarify that additional information has been lodged in respect of the above application and there is no substantial change of use and planning permission is therefore not required.

PLANNING APPLICATIONS1. P/00760/11 – TCP/30087/A (South Ward)

Land at 25, Riboleau Street, Ryde.

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

**RESOLVED that this application be objected to on the grounds of**

- (i) It damages the integrity of no 25 Riboleau Street
- (ii) It takes up much needed green space
- (iii) The scale and mass of development is inappropriate to the surrounding area
- (iv) It is garden grabbing tandem development

2. P/00773/11 – TCP/15256/K (North West Ward)

188, High Street, Ryde.

Proposed replacement shop front for Earl Mountbatten Hospice (revised scheme).

**RESOLVED that this application be objected to as the proposed revision will still result in a facade that damages the historical integrity of the building and does not reflect the architecture of the upper storey.**

3. P/00381/11 – TCP/30497 (Binstead Ward)

10, Quarr Close, Quarr.

Demolition of dwelling and garage, construction of dwelling (additional information – tree report received) (readvertised application)

This application was considered by the Committee on 18<sup>th</sup> April and no objection was raised but support was given to the concerns of the Quarr Residents regarding the possible damage to the roads leading to the site and the need for a bond to cover the cost of any repairs to the roads.

**RESOLVED that no further objection be made to this application but the Committee recognises the concerns expressed by local residents about overlooking and again notes the concerns about damage to the access road.**

4. P/00583/11 – TCP/20702/D (North East Ward)

32, Nelson Street, Ryde.

Change of use of basement to form a flat to be used as manager/staff accommodation in connection with the use of ground and first floors as a children's nursery (revised description) (readvertised application)

This application was considered by the Committee at its last meeting on 13<sup>th</sup> June and no objection was raised.

**RESOLVED that no further objection be made to this application.**

5. P/00699/11 – TCP/30601 (South Ward)

The Green House Annexe site, land adjoining Pumping Station, Nicholson Road, Ryde. (Liz Earle)

Three storey building to provide office accommodation (class B1) with associated parking; formation of new vehicular and pedestrian access; provision of vehicular and pedestrian link to the adjoining Green House site.

**RESOLVED that no objection be made to this application.**

121/11

PLANNING DECISIONS

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

1. P/00432/11 – 29a, High Park Road.

Lawful development certificate for continued use of annexe as a separate dwelling

APPROVED (*TC no objection 3/5/11*)

2. P/00550/11 – 69, Spencer Road.

Demolition of porch, proposed replacement porch with balcony and balustrading at first floor level, replacement of flat roof with pitched on rear single storey element, proposed porch on rear elevation.

APPROVED (*TC no objection 31/5/11*)

3. P/00561/11 – 10, Wykeham Close, Binstead.

Replacement of planning permission (P/00419/08 – TCP/28228/B; for demolition of building and part garage; construction of three houses with garages/parking; vehicular access) in order to extend the time limit for implementation.

APPROVED (*TC object 16/5/11 as considered to be over development of site, design inconsistent with street scene and contrary to Planning Policy S3 – development of garden land*)

4. P/001947 – Dover Park School.

Siting of mobile classroom

APPROVED (*TC no objection*)

122/11

PLANNING APPEALS

The following Planning Appeals were noted:

Wight Motors Site – Lind Hill

The appeals against refusal of applications P/00725/10 and P/00726/10 for the demolition of redundant buildings and infrastructure and the construction of a three storey (57 bedroom) Travelodge Hotel with bin stores and cycle bay on the former Wight Motors Site at Lind Hill have been DISMISSED.

91 – 93 High Street

An appeal has been lodged against refusal of application P/01452/10 for the replacement of permission P/02966/06 for a three storey block of 14 flats with access off High Street, in order to extend the time limit for implementation. The appeal will be dealt with by written representations and a site visit, with comments due by 19<sup>th</sup> July.

123/11 LICENSING

The Committee noted the following Licensing matters:

Quay Road Car Park and Simeon Street Recreation Ground

The Committee had previously raised no objection to licences for these two sites on 25<sup>th</sup> June involving the playing of live and recorded music to mark the opening ceremony of the Island Games. Consent has been granted.

The Falcon Inn, 17, Swanmore Road

On 13<sup>th</sup> June the Committee considered a request to simplify the licence at these premises due to duplication of conditions and to clarify the conditions regarding allowing children on the premises. They felt it desirable for all children to be accompanied by an adult and that conditions 20 and 21 of the schedule should be retained or amended to reflect this view.

However, The Licensing Officer has approved the application, in consultation with the Police and states that the main reason to remove condition 21 is that they wish to start providing food and this would prohibit children from eating with their families. Also condition 20 can be removed because section 145 of the Licensing Act makes it an offence for children under 16 to be unaccompanied on premises if they are exclusively or primarily used for the supply of alcohol, therefore as it is already within the law it does not need to be imposed as a licensing condition.

124/11 PROPOSED BUS SHELTER CONCEPT - BINSTED

The Chairman explained that the Isle of Wight Council had asked for informal comments at the pre planning stage about a proposed new bus shelter in Binstead. The Committee supported the idea of a new shelter but felt that there should be no advertising on the shelter as this could be a distraction to motorists.

115/11 DATE OF NEXT MEETING

The next meeting will be held on Monday, 11 JULY 2011.

The meeting closed at 7.35 pm

Signed ..... Dated .....

Ref DRM – 110613 Minutes