



RYDE

TOWN COUNCIL

PO Box 179,
Ryde IOW
PO33 9DR
5th January 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 11th JANUARY 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 Monday 13th December 2010.

4. PROGRESS ON ACTION TAKEN

5. PLANNING APPLICATIONS

To receive and consider the following applications:-

1. P/01639/10 – LBC/30378 (North East Ward)

Flat 4, Barfield, Ryde.

LBC for internal and external repairs and improvements to flat to include additional window and door on rear elevation.

Comments on this application should be received by 7th January and an extension of time has been requested .

2. P/01873/10 – TCP/22527/G (West Ward)

Haylands County Primary School, Playstreet Lane, Ryde.

Siting of double mobile classroom.

Comments on this application are required by 14th January.

3. P/01893/10 – TCP/27471/M (North West Ward)

Ryde School, 7, Queens Road, Ryde.

Retention of re-sited greenhouse.

Comments on this application are required by 21st January.

6. **PLANNING DECISIONS**

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

1. P/01408/10 – Richmond Lodge, 36 High Park Road, Ryde.

Alterations to provide dropped kerbs to existing vehicular accesses.

APPROVED (*TC no objection 18/10/10*)

2. P/01240/10 – 37, Castle Street, Ryde.

Alteration and conversion of ground floor to form flat.

APPROVED (*TC no objection 2/11/10*)

3. P/00225/10 – Cameron House, 78, Pellhurst Road, Ryde.

Alterations, single storey extension to provide additional bedrooms, relocation of conservatory.

REFUSED (*TC object 8/3/10*)

4. P/01084/10 – 19, West Hill Road, Ryde.

Demolition of conservatory, proposed single storey rear extension to enlarge kitchen.

APPROVED (*TC no objection 14/9/10*)

5. P/01523/10 - 185, High Street, Ryde.

Change of use from vacant photo shop to nail salon.

APPROVED (*TC no objection 2/11/10*)

6. P/01845/10 – St. Cecilia's Abbey, Appley Rise, Ryde.

Siting of photovoltaic solar panels on roof of Noviciate and St Benedict's Gallery. APPROVED (*TC no objection 2/11/10*)

7. P/01653/10 - Paxton Hall, 40, St. Michaels Avenue, Ryde.
Removal of condition 10 on P/01395/09 which requires visibility splays to be provided prior to the occupation of the approved dwellings.
APPROVED (*TC no objection 29/11/10*)
8. P/01562/10 – Flat 5, Appley Sands, Appley Rise, Ryde.
Retention of first floor balcony on north elevation.
APPROVED (*TC no objection 15/11/10*)
9. P/01602/10 – 9 to 11, Dover Street, Ryde.
Single storey rear extension to form orangery.
APPROVED (*TC no objection 15/11/10*)
10. P/01656/10 – 1, Buckingham Road, Ryde.
LBC for revised scheme under P/01219/07 for exclusion of replacement conservatory, renovation works to kitchen double doors, reinstatement of first floor window, retention of first floor crittal window, repositioning of ground floor w.c. window . APPROVED (*TC no objection 15/11/10*)
11. P/01608/10 – Trotters Riding School, Ashey Road, Ryde.
Proposed turnout paddock with associated fencing and chalk based access path. REFUSED (visually obtrusive feature within landscape to the detriment of the rural character and appearance of the countryside)
(*TC no objection 15/11/10*)
12. 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*)
13. P/01512/10 – Ryde Pier, Esplanade, Ryde.
LBC for the repair and refurbishment of the promenade pier structure, removal and reinstatement of shelters, timber deck and railings, installation of temporary scaffold walkway, lighting columns and CCTV, improvement and rationalisation of services and introduction of traffic calming measures.
APPROVED (*TC support application 15/11/10*)
14. P/01580/10 – 1, Victoria Place, Ryde.
Demolition of rear single storey element, construction of single storey rear extension to form annexed accommodation, alterations to patio.
APPROVED (*TC no objection 15/11/10*)
15. P/01452/10 - 91 to 93B High Street, Ryde.
Replacement of permission P/02966/06 for demolition of buildings, erection of 3 storey block of 14 flats, in order to extend the time limit for implementation.
REFUSED (*TC object 18/10/10*)
16. P/01573/10 – Rosemary Vineyard, Rosemary Lane, Ryde.
Proposed farm shop with associated car park and deliveries/turning area.

REFUSED- conflict with National policies PPS4 (economic development), PPS7 (sustainable development) and local policies G5 (outside defined boundaries) and D1 (design). (*TC no objection 29/11/10*)

17. P/01603/10 – 29, High Park Road, Ryde.

Lawful development certificate for continued occupation of annexe without compliance with condition 2 of TCP/21694 which states that the accommodation should not be sold off, sub-let or used as a separate unit .
REFUSED (information deficient in detail and not sufficiently precise or unambiguous to support application) (*TC no objection 15/11/10*)

18. P/01641/10 – Land adjacent to 256 Upton Road, Ryde.

Detached dwelling with integral double garage and associated landscaping (revised scheme, corrected information and readvertised)
REFUSED (PPS3 Garden Land, out of character with pattern of development in the area and could add to the hazards of highway users.
(*TC objected to original plans 29/11/10 but withdrew objections 13/12/10*)

7. PLANNING APPEALS

The following Planning Appeals have been lodged:-

1. The Grove , Grove Road. – against refusal of P/00923/10 for seven detached houses. On 20/09/10 the TC Committee raised no objection subject to any requirements or conditions of the Highways Department being met and the proposal not being considered to result in development on garden land which is now excluded from the definition of previously developed land in Planning Policy S3.

2. 12, Victoria Street.- against refusal of P/01168/10 for a vehicular access and parking area. On 20/9/10 the TC Committee raised no objection as there was a nearby precedent but did not like the proposal.

3. 11a Lower Bettesworth Road.- against refusal of P/01320/10 for alterations and a two storey extension to form a kitchen and w.c. on the ground floor with a bedroom over . On 5/10/10 the TC Committee raised no objection to this application.

8. HIGHWAYS MATTERS

The Highways Working Party meets approximately twice a year and discusses Highway and Traffic Regulation matters with a Principal Highway Officer. It met on 8th December 2010 and members felt that there was a need for matters requiring formal consultation with the Highway Authority to be dealt with on a more regular basis. At the suggestion of the Chairman of the Town Council Planning Committee it was agreed that in order to have a faster response in these matters this fortnightly Committee would be a good forum for discussion of Highway and Traffic Regulation matters requiring local comment within a certain timescale.

The Town Council is to be asked to authorise the Planning Committee to comment formally on behalf of the Council on Highways and Traffic Regulation matters requiring consultation and local opinion . However, five topics were discussed at the Working Party and two of them outlined below, the proposed pedestrian crossing in West Street and the Island Transport Plan require a formal comment and/or consideration before the Council can authorise the Committee to comment. They are accordingly placed on this agenda so that they can be considered as the views of the Committee only.

The three other topics for comment by this Committee are:-

- 1.- Proposed 40 mph speed limit in Ashey Road and Smallbrook Lane.
- 2.- Parking problems in Monkton Street.
- 3 - Footway construction improvement at the junctions of Hill Street and Well Street with Swanmore Road.

Pedestrian Crossing in West Street

This proposal has resulted from the granting of conditional planning consent on appeal for works to Ryde School. It has resulted in the need to amend parking restrictions in West Street as there is a section of limited waiting that will lie under the proposed crossing which will need to be revoked and double yellow lines implemented for the purpose of a traffic order.

A summary of the responses from members had been sent to Highways but these were not the formal view of the Town Council which made no representations to amend the waiting restriction. The necessary Order has been advertised and comments are required by 14th January.

Island Transport Plan

The IW Council is currently compiling its third Island Transport Plan which will run from April 2011 until March 2038 (Strategy) and from 2011 to 2013 (implementation).

Comments are required on the Consultation Document by 4th February and the Working Party was particularly aware of the point made several times in previous discussions, namely the need to improve the flow of traffic between the east and west of Ryde. Details can be downloaded from the IW Council's website at

http://www.iwight.com/living_here/environment/Transport_Strategies/LTP3/default.asp .

It is suggested that the Committee may wish to consider this as they did with the recent core strategy document and possibly considering a final response by the next meeting of the Committee.

9. DATE OF NEXT MEETING

The next meeting has been scheduled for Monday 24th January 2011.

(Plans will be on display 30 minutes before the meeting)