



RYDE
TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 21st FEBRUARY 2011 AT THE ACTIVITY ROOM, GEORGE
STREET CENTRE, RYDE

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

Also present : Mr and Mrs David Moore.

In Attendance: David Mellor (Administration Officer)

28/11 APOLOGIES

Apologies for absence were received from Councillors Brian Harris and Debbie Taylor.

29/11 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 8th February 2011 be approved as a true and accurate record of the meeting and signed by the Chairman.

30/11 PROGRESS ON ACTION TAKEN

1 – P/01856/10 – TCP/19324/D – Casati House, 4, West Street Ryde.
The Chairman read a letter to the Committee that he had written to the Planning Case Officer informing him of concerns that had been expressed to the Town Council about the legitimacy of some of the letters and the appropriateness of some of the comments made supporting this planning application and published on the IW Council Planning Web Site.
This application was considered by the Town Council Planning Committee on 8th February when it was resolved to raise no objection to the continued use of this property as bed and breakfast to include a private members club provided

that the use is subject to appropriate conditions that will address the concerns raised by some local residents regarding noise and nuisance.

Councillor David Woodward had previously declared a personal and prejudicial interest in the use of this property and no comment was made.

2 – The Journal of Local Planning.

At its meeting on 24th January the Committee considered a report on the Localism Bill and that a firm of Town Planning Consultants, Navigus Planning were publishing a Journal of Local Planning for local councils which would provide quarterly advice and information on the changes. A sample copy of the first edition had been obtained and copied to all members of the Town Council. Members felt that they should be well informed in this matter and

RESOLVED that the Council be recommended to subscribe to this publication for a trial period of one year at a cost of £60.

3 – Vacancy on the Planning Committee.

The Chairman reported that Councillor David Knowles wished to stand down from the Town Council Planning Committee. Councillor Knowles had a dual role as a member of the IW Council Planning Committee and the Town Council would be asked to appoint a replacement member at its next meeting on 7th March.

31/11

PLANNING APPLICATIONS

1. P/00118/11 – TCP/26776/D (East Ward)

41, St. Johns Wood Road, Ryde.

Proposed conservatory on rear elevation.

RESOLVED that no objection be made.

2. P/00057/11 – TCP/15811/E (North West Ward)

5A High Street, Ryde. (behind Barclays Bank, used by “Not Just Enterprises”)
Demolition of porch, alterations and conversion of offices to form two flats to include external staircase on north elevation.

RESOLVED that no objection be made.

3. P/00077/11 – A/02562 (North East Ward)

Tower House Surgery, Rink Road, Ryde.

1 x internally illuminated fascia sign(to read “your local Boots pharmacy”) 1 x internally illuminated projecting sign (in the shape of a green cross) to replace existing signs.

RESOLVED that no objection be made to the projecting sign in the shape of a green cross but that objection be raised to the internally illuminated fascia sign reading “Boots Pharmacy” as the current sign advertising “Blakeley” is not illuminated and its replacement did not

necessarily have to be illuminated and it also pointed away from the street.

4. P/01835/10 – TCP/13604/F (South Ward)

77 – 78 High Street, Ryde (formerly “Aquatronics”)

Alterations and conversion of vacant retail unit at ground floor level to form two residential units.

RESOLVED that although the Committee regretted the loss of a further retail use in the Upper High Street it had no option but to raise no objection to the proposal.

5. P/00112/11 – TCP/30436 (East Ward)

11, Marlborough Close, Ryde.

Extension at first floor level to form bedroom and new bathroom.

RESOLVED that no objection be made .

6. P/00075/11 – A/00692/C (North West Ward)

Wimpy Bar, 55, Union Street, Ryde.

1 x externally illuminated fascia sign and 1 x externally illuminated projecting sign.

The Committee was not pleased with the proposal and it was mentioned that the view of the rear of the property when viewed towards the east was not very pleasant. However, it was

RESOLVED that no objection be made.

32/11

PLANNING DECISION

The following planning decision made by the IW Council together with the view expressed by the Town Council during the consultation process was noted:-

1. P/01639/10 – LBC/30378

Flat 4, St. Vincents, 12, Barfield, Ryde.

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

APPROVED (*TC no objection 11.1.11*)

33/11

PLANNING APPEALS

It was noted that the following appeals had been lodged:-

1. P/00725/10 and P/00726/10 CAC – against refusal for demolition of redundant buildings and infrastructure and construction of a three storey (57 bedroom) Travelodge Hotel with bin stores and cycle bay on the former site of Wight Motors, Lind Hill, Ryde.

2. P/00767/10 – against refusal of replacement planning permission (P/01301/07 for demolition of garage, erection of detached house with parking and alterations to vehicular access) in order to extend the time limit for implementation at Ashey View, 113, High Park Road, Ryde. (On 8th February the Committee raised no objection to application P/01957/10 for the same purpose as above)

34/11 HIGHWAYS MATTERS

1. Pedestrian Crossing in West Street.

On 11th January the Committee was informed that following consent for works to Ryde School it was necessary to amend parking restrictions in West Street as there was a section of limited waiting that would lie under the proposed crossing. The proposal had been advertised and the order came into effect on 28th January.

2. Width Restriction Order number 1, 2011

The IW Council had advertised this order which covers certain roads on the Island . The following affect Ryde and it is proposed to revoke the existing 6'6" width restriction in the following lengths of road in the interests of road safety and to assist the free flow of traffic:-

Alexandra Road, Ryde, from its junction with Great Preston Road to its junction with B3330 St. John's Hill , in a southerly direction.

Great Preston Road, Ryde, from its junction with Alexandra Road to its junction with High Park Road to include the link road fronting Oakfield Primary School.

Great Preston Road, Ryde, from its junction with Alexandra Road to its junction with Smallbrook Lane, in a southerly direction.

It is also proposed to introduce a 6'6" width restriction in Great Preston Road, Ryde, from its junction with Nicholson Road to its junction with Smallbrook Lane in a southerly direction. The period for objections closes at 12 noon on Friday 11th March.

The Committee understood that wide vehicles leaving the Nicholson Road Industrial Estate and wishing to travel south would then have to turn left in a northerly direction and take an alternative route to arrive at the Westridge traffic light junction. It also understood that these vehicles could travel up Smallbrook Lane to Great Preston Road but could not turn right towards Westridge or travel down Smallbrook Lane.

. RESOLVED that the Highways Authority be informed that it is not felt desirable for larger vehicles to be encouraged to travel near Oakfield

Primary School and that their use of Smallbrook Lane could cause confusion.

Councillor Conrad Gauntlett declared a personal interest in this matter as he owned a property in Smallbrook Lane which was served by larger vehicles.

35/11

DATE OF NEXT MEETING

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

The meeting closed at 7.48 pm.

Signed Dated