



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 11th JULY 2011 AT THE ACTIVITY ROOM, GEORGE STREET
CENTRE, RYDE**

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

Also Present: Councillor Brian Harris, Kevin Burton and David Marsh (IWC Highways Officers), Mr and Mrs D.Moore, Pauline Reeks (Ryde Business Association) and two other members of the public.

In attendance: David Mellor.

126/11 APOLOGIES

Apologies were received from Councillors Debbie Taylor and David Woodward.

127/11 HIGHWAYS AND TRANSPORT

1. Dover Street Junction with Melville Street

As part of the Isle of Wight Council's accident investigation process, a "cluster site analysis" was undertaken across the Island and the junction of Dover Street was highlighted as a location to investigate.

Therefore, an accident investigation report had been written by the IW Council's Road Safety Engineer and a number of aspects were taken into consideration such as the nature of the accidents, traffic flows, traffic movements, vehicle speeds site characteristics and available options.

The report recommends that a one-way street should be implemented in Melville Street in an easterly direction from its junction with Dover Street to its junction with Monkton Street. Although this proposal would restrict the flow of vehicles in the area, the benefits are greater as it potentially reduces the accidents at this location by 30%, would improve pedestrian facilities in the area and possibly increases on-street parking.

IW Council Highways and Transport Officers Kevin Burton and David Marsh attended the meeting to present the proposals and answer questions. The scheme would be formally advertised for public comment as a proposed traffic regulation order.

2. High Street speed monitoring

Speed monitoring had been carried out in the pedestrian area of the High Street between 3rd and 17th June which showed an average of 2000 vehicle movements per day with a mean average speed of 9 mph and 85% of vehicles averaging 14mph. However, the minimum speed limit that the Highways Authority was allowed to impose was 20 mph. The Ryde Business Association had suggested the 10mph restriction and had recorded statistics of the use of the High Street. It was felt that the use of the High Street should be discussed by the Town Council and the Business Association and that a sign warning of danger to pedestrians might help.

3. Highways Questions

The following questions were discussed:-

1. A request from residents for a turning point and/or change to road markings in Edward Street (as mentioned by IW Councillor Gary Taylor) Kevin Burton said that any restrictions should be enforceable and that that matter was under consideration.

2. A request from Ryde Business Association for more coach drop off points in the upper part of Ryde. Coach Drivers had also complained of having nowhere to park.

It was felt that a coach stop should be available all week but car parking bays would have to be lost. There could be a space by the bus stop in Cross Street and it was suggested that local IW Councillors and the Town Council should request provision of additional coach parking so as to make it as easy as possible for passengers to use the upper High Street.

3. Concerns about parking in Spencer Road.

Apart from some parking which might be caused by ferry commuters, yellow line restrictions made traffic use the road on bends with poor visibility. There was also a danger to cyclists and this would be considered in the next traffic review in January 2002. Highways Officers agreed to attend a future meeting when this would be discussed.

4. Whether there are any plans to permanently close the High Street to traffic ?

The speed limit discussion applied and the High Street could be made less accessible to through traffic but nothing had been planned for the future.

5. Has any action been scheduled to be taken to fix the potholes in West Hill Road ?

The Maintenance Team would be asked to check this out.

6. Regarding the signage on the outskirts of Ryde for traffic going south to Sandown / Shanklin – could the traffic be directed via St. John's Road rather than via Union Street ?

Kevin Burton reported that this had been carried out.

7. Are there any changes proposed to the one way system in Lind Street?.

Kevin Burton said no.

8. Councillor Conrad Gauntlett mentioned that there had been several accidents at the Smallbrook roundabout.

Kevin Burton felt that the hedges and verges may have grown out and could be cut back . All reported accidents were checked .

4. Possible Free Parking

The suggestion that as free car parking arrangements had been allowed one day a week in Council car parks elsewhere it might be possible for Ryde to have a free parking period on Thursdays when the market is held had been considered.

The Business Manager, Commercial Services, IW Council had replied that it was not considered that there is any necessity to introduce a free parking concession in Ryde as the Town already benefits from ample free parking in the Town Centre. It has more free limited waiting bays (ranging from 30 minutes to 4 hours) serving the business and retail centre of the town than any other town on the Island. Indeed, traders in Union Street have often remarked on the positive effect of the limited waiting restriction as vehicle turnover has ensured that potential customers usually have a place to park.

He stated that it could be argued that a free parking afternoon might have the converse effect as Garfield Road or Victoria Street Car Parks could potentially be full of people who work within the town, safe in the knowledge that there is no waiting restriction, thus denying the bays to the very people that the Town Council would wish to attract to the Town. ? !.

It was felt that a case should be made for this parking concession and that it should be put to the IW Council Officer, Alex Minns, for further consideration.

128/11 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 27th June 2011 be approved as a true and accurate record of the meeting and signed by the Chairman.

129/11 PLANNING APPLICATIONS

1. P/00708/11 – TCPL/27794/G & P/00709/11 – LBC/27794/F
(N.W.Ward)

129, High Street, Ryde.

Retention of terraced roof garden, covered wooden pergola and uncovered wooden pergola and external wooden stairs to roof terrace.

RESOLVED that no objection be made.

2. P/00811/11 – TCP/30137/A (N.W. Ward)

154, High Street, Ryde.

New shop front (revised scheme)

RESOLVED that no objection be made.

3. P/00829/11 – TCPL/16062/R & P/00830/11 – LBC/ 16062/P (N.W. Ward)

13, Union Road, Ryde.

Alterations to provide glazed entrance doors, replacement lift and internal alterations (revised scheme)

RESOLVED that no objection be made.

4. P/00850/11 – TCP/30614 (Binstead Ward)

3, Quarr Place, Ryde.

Two storey side extension to form kitchen on ground floor with bedroom over, single storey side extension to form porch, decking on rear and side elevations.

A resident of Church Road felt that the description of this application was incorrect and had requested that it be corrected.

RESOLVED that consideration of this application be deferred to the next meeting of the Committee to enable the description to be clarified.

5. P/00658/11 – TCP/28303/B (West Ward)

Land adjacent to Cranford House, Binstead Road, Ryde.

Replacement of planning permission (P/01405/08- TCP/28303/A – detached house with parking / turning area) in order to extend the time limit for implementation.

RESOLVED that no objection be made if it is not considered to be contrary to PPS3 (use of garden land)

6. P/00777/11 – TCP/10139/A (N.W. Ward)

Land adjoining 18, Union Road, Ryde.

Outline consent for a 3 storey block of 6 apartments.

RESOLVED that no objection be made.

7. P/00813/11 – TCP/15307/W (East Ward)

Bartletts Green Farm, Brading Road, Ryde.

Retention of repair work to raise the roof of the agricultural storage building. It was understood that this application had come about following an enforcement investigation and that an enforcement notice had previously been served. The application was to be re advertised and the owner of Bartletts Green Farm Cottage, who lived adjacent to the building had

expressed concern at the description of the works to the building and felt that its use was gradually being changed into a that of a dwelling.

RESOLVED that the concerns of the adjacent neighbour be supported and that objection be raised to this application as it appeared that an enforcement notice had not been complied with, the roof height had been raised without permission and the use of the building was being changed from agricultural purposes to that of a dwelling.

130/11 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/00435/11 – 6, Garfield Road, Ryde.

Formation of vehicular access.

REFUSED (*TC no objection 16/5/11*) – *The Committee requested that the reasons for refusal be reported to the next meeting*

2. P/00513/11 – 1a, Westwood Road, Ryde.

Detached garage.

REFUSED (*TC object 16/5/11*)

3. P/00487/11 – Busy Bee Garden Centre, Brading Road, Ryde.

Demolition of glasshouses, polytunnels, storage building and covered sales area: proposed single and two storey extensions to enlarge garden centre facilities and alterations to access and parking areas.

APPROVED (*TC no objection only on the basis that it would further an agricultural/horticultural business on the site.*)

4. P/00566/11 – 12, High Park Road, Ryde.

Demolition of front boundary wall, formation of driveway and vehicular/pedestrian access and construction of new boundary wall.

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

5. P/00553/11 & P/00554/11 (LBC) – The Vine, 16, Castle Street, Ryde.

Conversion and alterations of former bed and breakfast to provide 5 self contained flats including new external staircase on rear elevation.

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

6. P/00628/11 – 67, Hillrise Avenue, Ryde.

Demolition of porch and steps and proposed replacement porch and steps.

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

131/11 REDEVELOPMENT OF SWANMORE MIDDLE SCHOOL

On 30th June all Town Councillors were sent a copy of an email to say that Swanmore Middle School was due to close under the schools re-organisation programme and that the IW Council would be seeking to obtain planning permission for the use of the site. (A planning application for the siting of a

new school on the playing field south of the site had recently been considered by this Committee)

At pre- planning stage so far, an exhibition for the redevelopment of the School had been held at the main school hall on the day of this meeting. It was felt that the Committee should give very careful consideration to this proposal at application stage.

132/11 DATE OF NEXT MEETING

The next meeting will be held on 25th July.

The meeting closed at 8.50 pm