



RYDE
TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 16th MAY 2011 AT THE ACTIVITY ROOM, GEORGE STREET
CENTRE, RYDE

Present : Councillors Conrad Gauntlett, Graham Pearce , Debbie Taylor, Tim Wakeley and David Woodward.

Also present : Mr and Mrs David Moore and Councillor Brian Harris.

In attendance : David Mellor

86/11 **ELECTION OF CHAIRMAN**

Councillor Tim Wakeley was re-elected as Chairman of the Planning Committee for the year 2011/12.

87/11 **ELECTION OF VICE CHAIRMAN**

Councillor Debbie Taylor was elected as Vice Chairman of the Planning Committee for the year 2011/12.

88/11 **MINUTES**

RESOLVED that the minutes of the meeting of the Planning Committee held on 3rd May 2011 be approved as a true and accurate record of the meeting and signed by the Chairman.

89/11 **PROGRESS ON ACTION TAKEN**

P/00519/11 – Gas works site off Park Road, Ryde

Consideration of this application for a mixed development of 13 houses, 5 live/work employment units and a 3 storey office building was deferred for a site inspection. This will be held on Tuesday 17th May and 2.30pm.

Licensing – Off Licence at Mellish’s High Street Ryde.

The objection of the Committee to this application was the only one received and the Licensing Officer had received six suggested conditions from the Police that should apply. Whilst not being pleased with the hours proposed, the Committee noted that the fact that it felt that there was no need for additional off licences in Ryde could not be considered as a relevant representation.

RESOLVED that the objection of the Town Council be withdrawn provided that the six conditions suggested by the Police are imposed and complied with.

90/11

PLANNING APPLICATIONS

1. P/00435/11 – TCP/25355/A (North West Ward)
6, Garfield Road, Ryde.
Formation of vehicular access.

RESOLVED that no objection be made

2. P/00513/11 – TCP/03641/C (North West Ward)
1A, Westwood Road, Ryde.
Detached garage.

RESOLVED that objection be raised as it is felt that the proposed concrete garage would be out of keeping with other buildings in the area and that favourable consideration would be given to a garage of brick construction.

3. P/00561/11 – TCP/28228/C (Binstead Ward)
10, Wykeham Close, Ryde.
Replacement of planning permission (P/00419/08 – TCP/28228/B; demolition of building and part garage; construction of three houses with garages/parking; vehicular access) in order to extend the time limit for implementation.

RESOLVED that objection be raised as the proposal is considered to be an over development of the site, of a design inconsistent with the street scene and contrary to Planning Policy S3 (Development of Garden Land)

91/11

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/00287/11 – Hideaway, Bullen Road, Ryde
Relocation of access steps and raised platform to rear conservatory
APPROVED (TC no objection 5/4/11)

2. P/00189/11 – 10, Woodland Mews, Ryde.

Extension to enlarge balcony at 1st floor level on west elevation.
APPROVED (*TC no objection 5/4/11*)

3. P/00244/11 – 97, Monkton Street, Ryde

Formation of parking space.
APPROVED (*TC no objection 5/4/11*)

4. P/00302/11 – Flat 2, Melmoth Lodge, Appley Rise, Ryde

Formation of new window opening and installation of UPVC double glazed window, replacement UPVC double glazed doors.
APPROVED (*TC no objection 5/4/11*)

5. P/01832/10 – 124a High Street Ryde.

Retention of replacement single storey extension, proposed raised deck area and boundary fence.
APPROVED (*TC no objection 21/3/11*)

6. P/00164/11 & P/00165/11 & P/00166/11 LBC – 61a Union Street, Ryde.

Change of use of existing flower shop to coffee house with takeaway element and erection of non illuminated sign and retractable canopy and listed building consent for this.
APPROVED (*TC no objection 21/3/11*)

7. P/01873/10 – Haylands Primary School, Playstreet Lane, Ryde.

Siting of double mobile classroom.
APPROVED (*TC no objection subject to removal if ceased to be for use as a school*)

92/11

LICENSING APPLICATIONS

Eastern Gardens Ryde (app.78027)

Michaela White of on behalf of Ryde Inshore Rescue had applied for a premises licence for the use of the Eastern Gardens, Ryde Esplanade during the Ryde Regatta from Friday 1st July to Sunday 3rd July.

RESOLVED that no objection be made.

American Ices (app.88674)

Damian Lavell, trading as “American Ices” had applied for mobile street trading consent Island wide, to sell ice cream, ice pops, fizzy drinks, crisps, chocolate, sweets, burgers, tea, coffee and sausages from a Ford Transit between 1000 and 2000 hours from Mondays to Sundays.

RESOLVED that no objection be made.

Domino (app. 83793)

Dominik Blaszczyk, trading as “Domino” had applied for mobile street trading consent Island wide, to sell hot food, drinks, soft drinks, cold food and ice

cream from a Seat Alhambra between 0800 hours and 0500 hours the next day for Mondays to Sundays.

RESOLVED that objection be raised as it is felt that the hour for close of trading the following morning is too late and would encourage people leaving licensed premises to congregate around the vehicle at a time when they should be expected to disperse and return home. Also clarification is sought as to whether the Seat Alhambra vehicle proposed is a people carrier or purpose built for the use proposed and also where the vehicle would be allowed to trade in Ryde as its use at certain sites could attract persons to cause noise and nuisance when licensed premises are closing and specific sites would be preferred.

93/11 REQUEST FOR GRIT BOXES

Mr D. Reynolds of Oakwood Road, Haylands had asked the Highways Department to supply "grit boxes" for use in icy weather at Grenville Drive and Oakwood Avenue. Highways had refused as they had to comply with a national government directive to reduce the use of salt but said that some local councils had been minded to supply, stock and maintain grit bins for the use of residents and in such circumstances they would licence such bins on the highway provided that safe locations could be identified.

Mr Reynolds has asked that the boxes be provided and maintained for use in extreme conditions to help reduce the dangerous situation of an icy slope for cars and pedestrians.

RESOLVED that consideration be deferred for information on costings to be prepared before a recommendation is made to the Council.

94/11 WAITING RESTRICTION IN PLAYER STREET

The Highways Traffic Management Section had informed the Town Council, for information, that a resident of Player Street has requested that the single yellow line in Player Street be replaced by a double line as there are problems with vehicles causing difficulties by parking after 6pm and on Sundays. This had caused minor vehicle damage, problems with turning into property and difficulties for the refuse vehicle. The Committee was aware that a one way traffic system operated in Player Street with vehicles travelling north .

RESOLVED that this request be supported subject to the comments of the Highways Department.

95/11 ISLAND PLAN REGULATION 27 PROPOSED SUBMISSION CORE STRATEGY

The Proposed Submission Core Strategy of the Island Plan Local Development Framework had been published for Public Consultation until 27th May 2011. At the last meeting it was agreed that all members of the Council should be encouraged to comment to this meeting. The Core Strategy Plan

was felt to be a far more useful document than its predecessor and therefore more likely to succeed in gaining the approval of the Inspectorate.

A general discussion ensued around some draft comments made by the Chairman earlier regarding this report. This mentioned that the Area Action Plans will carry the detail of this Strategy with considered ratings as follows:-

Economic Development – P.40 regarding 14.7 hectares of land south of Nicholson Road adjacent to the current industrial estate. Excellent

Environment – with a desire to address the identified deficiency in “green infrastructure” across Ryde (Objective 12, AA Plan 2, P.106) Also to “prevent settlement coalesce to ensure that the integrity of Ryde is kept separate from surrounding communities such as Fishbourne (objective 9) Very Good

Harcourt Sands (objective 13) to be a mixed site use “primarily based upon tourism and leisure uses.

Housing – (P/104 and objective 1) This identifies 1,900 dwellings allocated to Ryde but is less than specific.

Objective 17. “establish whether further infrastructure provisions will be required to support the level of growth proposed” suggests strongly that there may not be a need for further infrastructure development which is bad for areas currently subject to flooding or to heavy transport going through residential areas and the long term viability of the Town Centre. Meaningless

Members agreed that whilst no specific residential sites had been identified, apart from the concern regarding flood plains there was a strong need to preserve and protect the green areas on the periphery of Ryde. They felt it important to raise a question concerning the appropriateness of the 1900 extra dwellings for Ryde to be provided in the next 15 years together with the likely 40% of this number being social housing and to ask if they would be expected to be occupied by existing Island Residents? It was felt that Social Housing would not address the homeless situation on the Island.

RESOLVED that the response of the Town Council be submitted to the IW Council based on the points discussed above and that all members of the Town Council be informed.

96/11

HIGHWAYS – PEDESTRIAN BUILDOUT AT ARNOLD ROAD, BINSTEAD

The Highways Office was intending to commence works on 6th June to build out part of Arnold Road on the north side with a dropped crossing point which would link to a point on the south side. Ward Town Councillors, the School and the Binstead Partnership Association had agreed that there was little point in this proposal and that a simple warning sign applied to the lamp post at the junction of Arnold and Cemetery Roads would suffice as previously discussed and save unjustified expenditure and two parking spaces.

RESOLVED that the Highways Office be so informed.

97/11 DATE OF NEXT MEETING

The next meeting will be held on Tuesday 31st May.

The meeting closed at 8.25 pm.

Signed Dated