



RYDE
TOWN COUNCIL

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 8TH FEBRUARY 2011 AT THE ACTIVITY ROOM, GEORGE
STREET CENTRE, RYDE**

Present : Councillors Conrad Gauntlett, Brian Harris (Mayor), Graham Pearce and Tim Wakeley (Chairman).

Also present : David Moore, Angela Southam, Marc Southam, William Fox, M. Martin, Stella Davis, Victoria Smith, J.H. Kohn, P. Kohn. Joseph Kohn, Sue Dodd, Tom Dodd, J. Rosetti, Contessa de Corti, Mandy Meadows, Sandra Morris, James Brangar, Jeanette Harris and one other member of the public.

In Attendance: Saskia Kiernan (Clerk) David Mellor (Administration Officer)

20/11 **APOLOGIES**

Apologies for absence were received from Councillors Adrian Axford, Debbie Taylor, David Woodward and Tony Zeid.

21/11 **DECLARATIONS OF INTEREST**

The Mayor, Councillor Brian Harris declared a personal interest in planning application P/01856/10 (4, West Street) as he had visited the premises on Town Council business during 2008.

Councillors Brian Harris and Graham Pearce both declared personal interests in planning application P/01925/10 (Victoria Arcade) as they were members of the Historic Ryde Society who had applied for the consents.

22/11 **MINUTES**

RESOLVED that the minutes of the meeting of the Planning Committee held on 24th January 2011 be approved as a true and accurate record of the meeting and signed by the Chairman .

23/11 PROGRESS ON ACTION TAKEN

It was noted that photographs of Ryde Cemetery had been taken to support the Town Council's nomination of the Restoration Project for the 38th Annual Conservation Awards of the Isle of Wight Society.

24/11 PLANNING APPLICATIONS

1. P/00004/11 – TCP/17632/H (West Ward)

20, Partlands Avenue, Ryde.

Demolition of single storey element, proposed conversion of property to form two detached dwellings.

RESOLVED that no objection be made.

2. P/00021/11 – TCP/07831/J & P/00022/11 – CAC/07831/H

36, Nelson Street, Ryde.

Demolition of single/two storey extensions, proposed alterations and three storey extension to form three additional flats.

RESOLVED that objection be made to this application which is considered to be an overdevelopment of the site.

3. P/01381/10 – TCP/16532/S

Clark Masts, 18 – 20 Ringwood Road, Ryde.

Demolition of existing industrial building, proposed industrial building (revised description and re advertised application)

RESOLVED that no objection be raised to this application but in order that any noise and nuisance to neighbours in the adjacent residential area is reduced and kept to a minimum the Committee requests:-

1. – Conditions as recommended by the Environment al Health Officer to restrict the hours on which building and demolition works are carried out on the site.

2. – Careful consideration being given to the type of trade and activity to be carried out in each of the ten proposed business units.

4. P/01856/10 – TCP/19324/D

4, West Street, Ryde.

Continued use of property as bed and breakfast to include private members club.

Several members of the public attended for consideration of this item including the applicant and those supporting his application together with some local residents who had experienced occasions of noise and disturbance from the use of the premises. The Chairman set out the history of the use which included the issue of an enforcement notice which alleged, without planning permission, the material change of use of this property from residential to mixed use of residential, bed and breakfast/boarding house and private members club. An appeal against this notice was dismissed on 7th

October 2010. The Chairman allowed members of the public to speak for and against the application and the Committee was aware of a number of comments received regarding this application on the I.W. Council Planning Website. The use of the property for bed and breakfast purposes was generally accepted and consideration was given to other factors regarding the use as a private members club.

RESOLVED that no objection be raised 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.

5. P/01925/10 – A/00254/E (Advertisement)

Victoria Arcade, Union Street, Ryde.

Non-illuminated fascia sign and two non-illuminated name boards.

RESOLVED that no objection be made.

6. P/01957/10 – TCP/12753/D

Land between 113 and 115, High Park Road, Ryde.

Demolition of garage, construction of detached house with parking area, formation of vehicular and pedestrian access.

RESOLVED that no objection be made.

7. P/00073/11 – TCP/ 22983/D

Buckingham House, Buckingham Road, Ryde.

Proposed detached boat house and tractor store.

RESOLVED that no objection be made.

8. P/00074/11 – TCP/28827/A

34, Queens Road, Ryde.

Proposed dormer window on east elevations in conjunction with loft conversion to form en suite bedroom.

RESOLVED that no objection be made

9. P/000/97/11 – TCP/10858/X & P/00098/11 – CAC/10858/W

Site of Tilden House, 26, Bellevue Road, Ryde.

Replacement of planning permission and conservation area consent (P/02144/07 – TCP/10858/T and P/02145/07 – CAC/10858/S for residential development comprising three/four storey block of 16 flats with landscaping, parking and access off Bellevue Road, reconstruction of boundary walls to East Street and Bellevue Road) in order to extend the time limit for implementation.

In October 2007 Ryde Town Management Committee felt that in a different setting the proposal would be welcomed, but it was of such a size as to be out of place in what has been described by a government inspector as

“characteristically more of a back lane” and a scaling down would be more appropriate for Bellevue Road.

Applications P/01371/09 and P/01372/09 to develop this site with a three/four storey block of 21 sheltered housing units were narrowly approved by the IWC Planning Committee earlier in 2010 despite many local objectors, including the Town Council which listed 11 reasons to refuse.

Mrs Stella Davis of the Ryde North East Heritage Group had previously raised several queries with the Planning Department regarding the development of the site including its inadequate drainage and the fact that the failure to have used a fixed datum level meant that confusion regarding the height of the proposal remained. She had mentioned that there was no mention of sheltered housing or for those over 55 years and that there should be a vehicle containment barrier on the boundary walls as required in the 2010 application. Mrs Davis spoke against the application as did Mrs M. Martin who produced photographs showing the overgrown and untidy condition of the building site. This fact had also been complained of on the I.W.C. Planning Website.

RESOLVED that objection be made to the two applications for the following reasons:-

- a. The Planning History of the site had previously indicated strong local objection to its development by a building of the size proposed.**
- b. The existing foul and surface water sewerage arrangements for the area are inadequate and unlikely to cope with additional drainage requirements. This was a reason for a previous rejection of development on appeal and is supported by correspondence from Atkins Limited of Southern Water in September 2007 which states that alternative means of draining surface water from this development are required and that the land may be subject to a greater risk of flooding with the proposed development. The railway tunnel which runs close to and under the garden of the application site was also flooded last year and any damage that may be caused to the permanent way could have serious consequences.**
- c. The proposal is not in keeping with and is unsympathetic to other buildings in the locality by reason of its height which could dominate the street scene and sky line.**
- d. The development envelope of the local settlement and conservation area is compromised because the design of the scheme should reflect the best buildings in the conservation area, which is currently under review. The proposal is larger than the original building on site**
- e. The accessibility of the site is difficult as Bellevue Road is a small scale highway which would be unlikely to cope safely with any additional traffic generated by this development and would require**

additional parking in Bellevue Road, its sight lines not being good when driving into Dover Street.

f. The boundary wall is estimated to be over 200 years old and is protected by designation and it would be expected that the inclusion of any works and repairs to its fabric in connection with the development would be subject to full consultation with and approval by, the Conservation Officer.

RESOLVED ALSO that the Planning Authority be requested to serve a notice on the owners of the property to require that it be cleaned to a reasonable standard and unnecessary rubbish removed from this important site in the Ryde Conservation Area.

10. P/01888/10 – TCP/30418

Town Square, Anglesea Street, Ryde.

Continued use of land for “Farmers Market” one day each week (Saturday from 8am to 1pm) and two additional days in any one calendar year.

RESOLVED that no objection be made.

11. P/01964/10 – TCP/08222/K

Dorset House, 31, Dover Street, Ryde.

Proposed bungalow to provide manager’s accommodation.

RESOLVED that no objection be made.

25/11

PLANNING DECISIONS

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

1. P/01719/10 - Trotters Riding School, Ashey Road, Ryde.

Proposed Pole Barn .

APPROVED (*TC no objection 13/12/10*)

2. P/01818/10 – Cranemoor, Corbett Road, Ryde.

Proposed single storey rear extension, replacement of enclosed porch with open porch, replacement dormer window roof, replacement garage.

APPROVED (*TC no objection 13/12/10*)

3. P/01735/10 – 20, Hill Street, Ryde.

Alterations, first floor extension to provide additional living accommodation to include dormer windows on rear elevation.

APPROVED (*TC no objection 13/12/10*)

4. P/01771/10 – Hackleton House, Pell Lane, Ryde.

Replacement of Planning Permission (P/02150/07 – TCP/26242/B – outline for two dwellings) in order to extend the time limit for implementation.

APPROVED (*TC no objection subject to resolution of comments on highways and access 13/12/10*)

5. P/01812/10 – 28, Riboleau Street, Ryde.

Single story rear and side extension to provide additional living accommodation, garage and patio.

APPROVED (*TC no objection subject to consideration of the comments of neighbour regarding overlooking*)

26/11

DRAFT CONSERVATION AREA APPRAISAL CONSULTATIONS

The IW Council was reviewing conservation area designations and identifying new conservation areas and was keen for the appraisal documents to be fully integrated into the planning process. It had published draft Conservation Area Appraisals for consultation which include Ryde and Ryde St.Johns, the consultation period closing on 18th February.

Mrs Stella Davis felt that there was a lack of detail in the area between Nelson Street and the Canoe Lake and the Committee was aware that the review was not static but an ongoing process so that any possible shortcomings or omissions could be defined and possibly included later.

RESOLVED that the appraisal documents for Ryde and Ryde St Johns be agreed subject to further consideration being requested to the detail mentioned above.

27/11

DATE OF NEXT MEETING

The next meeting will be held on Monday 21st February 2011 in the Activity Room, George Street Centre.

The meeting closed at 9.10 pm.

Signed Dated