



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 18th APRIL 2011 AT THE ACTIVITY ROOM, GEORGE STREET CENTRE, RYDE

Present : Councillors Conrad Gauntlett, Brian Harris, Graham Pearce , Tim Wakeley and David Woodward.

Also present : Mr and Mrs David Moore and Mr Tony Williams

In attendance : David Mellor

PUBLIC QUESTION TIME

Mr Tony Williams of the Quarr Road Users Association said that there had been recent tree felling on the area of woodland between Church Road and the Quarr Road Bird Sanctuary and asked if this woodland was the subject of a tree preservation order. This would be checked.

Councillor Conrad Gauntlett mentioned that certain materials had been burnt at the Valvona Scrapyard in Smallbrook Lane which was part owned by Ryde Demolition. These fires had been at weekends and he asked what the designation of the yard was and whether it could be used by Ryde Demolition. This would be considered at the next meeting.

61/11 **APOLOGIES**

An apology for absence was received from Councillor Debbie Taylor .

62/11 **DECLARATIONS OF INTEREST**

Councillor David Woodward declared a personal interest in application item 5.8 (P/00400/11) as he was the Chairman of the Governors of Dover Park School, the subject of the application.

63/11 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 5th April 2011 be approved as a true and accurate record of the meeting and signed by the Chairman.

64/11 PROGRESS ON ACTION TAKEN

Island Plan Regulation 27 Proposed Submission Core Strategy – Period for Representation.

The Proposed Submission Core Strategy of the Island Plan Local Development Framework has been published for Public Consultation and the period for representation will run until 27th May 2011. This is available at www.iwight.com/corestrategy and a hard copy had been requested to facilitate consideration of this important document .

P/00189/11 – 10, Woodland Mews, East Hill Road – Enlarged Balcony.

At its last meeting the Committee raised no objection but requested that the plans of this application to be checked as they did not clearly show the relation of the proposal to the side elevations. After an explanation the Committee accepted the situation.

65/11 PLANNING APPLICATIONS

The following item was considered first as Mr A.H. Williams of the Quarr Road Users Association wished to speak on this application as he was concerned at the damage which had been caused in the past to the private roads in the area by the vehicles of developers.

1. P/00381/11 – TCP/30497 (Binstead Ward)

10, Quarr Close, Ryde.

Demolition of dwelling and garage and construction of dwelling .

RESOLVED that no objection be raised to the proposed development but the Committee shares the concerns expressed by local residents that the private road infrastructure is unable to withstand the use by heavy building and demolition vehicles and that if planning permission is to be granted consideration should be given to including a condition to the effect that the developers should enter into a legal agreement, supported by a bond to protect the roads and cover the cost of making good any likely damage to the roads that would be caused by heavy vehicles in connection with this development.

2. P/00343/11 – TCP/30505 (Binstead Ward)

9, Chestnut Close, Ryde.

Alterations and proposed single storey rear extension to enlarge living accommodation; porch; detached garage; alterations to vehicular access; shed.

RESOLVED that no objection be made but the Committee hopes that a satisfactory position for the shed can be negotiated between the applicant and the occupier of no. 10, Chestnut Close.

The Committee also asked that the planning regulations and permitted development rights regarding garden sheds be checked.

3.. P/00358/11 – TCP/30508 (Haylands Ward)

80, Upton Road, Ryde.

Two storey side extension to enlarge living accommodation.

RESOLVED that objection be raised as the design of the flat roof of the two storey extension to the side of the property does not extend the roof line and therefore would diminish the visual amenity of the street scene.

4. P/00385/11 – TCP/25663/A (Binstead Ward)

5, Cleavers Close, Ryde.

Single storey side extension to enlarge lounge.

RESOLVED that no objection be made,

5. P/00330/11 – TCP/00702/P (North West Ward)

20, Cross Street, Ryde.

Change of use of premises to form a fish foot spa.

RESOLVED that no objection be made but that a report be made on the definitions of various use classes.

6. P/00340/11 – TCP/22991/D (Haylands Ward)

Meadowbrook Day Centre, Salters Road, Ryde.

Construction of three outbuildings to provide a boathouse, potting shed and activity room.

RESOLVED that no objection be made.

7. P/00400/11 – TCP/12350 (Binstead Ward)

4, Arnold Road, Binstead.

Change of use from childrens home (C2) to a dwelling (C3)

RESOLVED that no objection be made.

8. P/00420/11 – TCP/22871/D (North East Ward)

Dover Park County Primary School, Dover Street, Ryde.

Proposed new boundary fencing and alterations to existing fencing.

RESOLVED that no objection be made to the proposed fencing but the Committee would like to see a gate in the eastern boundary to allow the school the continued use of the spare land beyond the boundary.

9. P/00455/11 – A/01251/D (North East Ward)
39, High Street, Ryde. (Specsavers)
Illuminated fascia sign and illuminated projecting sign.

RESOLVED that the Committee has to no objection to the signage for Specsavers but it objects to their illumination as it is considered that additional lighting would be detrimental to the street scene.

The following application was deferred from the last meeting to enable a report on the planning history to be made:-

10. P/00245/11 – TCP/07962/Y (North East Ward)
Queens Keep, East Hill Road, Ryde.
Vehicular access and parking area to include new wall and piers.

RESOLVED that no objection be made to this proposal which is very similar to application P/02718/07 for which consent was granted subject to highways conditions on visibility and sight lines.

66/11 PLANNING DECISIONS

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

1. P/00112/11 – 11, Marlborough Close.
Extension at first floor level to form bedroom and new bathroom.
APPROVED (*TC no objection 21/2/11*)

2. P/01381/10 – Clark Masts, 18 – 20 Ringwood Road, Ryde.
Demolition of existing industrial building, proposed industrial building.
APPROVED (*TC no objection subject to conditions 8/2/11*)

67/11 PLANNING APPEAL

The Committee noted that an appeal had been lodged against refusal of permission for application P/01641/10 for the erection of a detached dwelling with integral double garage and associated landscaping on land adjacent to 256 Upton Road, Ryde.

68/11 CONSERVATION AREA DESIGNATION

The Delegated Decision Report for Conservation Area Designation had been published on the IWC website and all comments received during the consultation period and the IW Council's responses to them will be reported to the next meeting, including the implementation of an Article 4 Direction which will bring certain types of development that may currently be deemed to be permitted development, under planning control.

Councillor Conrad Gauntlett felt that it was highly desirable for a green belt of land to be defined outside Ryde as part of a long term plan as it would only

require one small section of green land to become developed for the thought to be lost. An Ordnance Survey plan would be given to Councillor Gauntlett so that he could draft the suggestion.

69/11 HIGHWAYS AND TRANSPORT

1. Traffic Regulation Order – St. Thomas Square

The proposal for the existing temporary traffic order to become permanent had been advertised and the Committee considered the plan and notice of the order. Amongst other things, the Order meant that Buses could get through to the High Street much more easily.

RESOLVED that no objection be raised and the order be supported and endorsed.

2. Consultation on Travel to St. Mary's Hospital, Newport

The NHS Isle of Wight had announced a 6 week consultation on arrangements for travel to and from St. Mary's Hospital, Newport until 13th May 2011. It recognised travel and transport issues for patients, visitors and staff to and from the Hospital and the consultation discusses a number of transport options and covers a number of areas and modes of transport including : Car Parking, Car Share, Cycling, Mobility scooters, Motorcycles, Patient Transport Service, Public Transport, Voluntary Car Services and Walking.

Copies of the document can be downloaded from the Travel to Hospital consultation pages at www.iow.nhs.uk/yoursay or follow the link from the homepage of their website. Copies can also be requested by email from travel@iow.nhs.uk . This will be considered at the next meeting.

70/11 AWARDS

The Mayor, Councillor Brian Harris was pleased to announce that he had attended an awards evening organised by the Isle of Wight Society when it was announced that the Town Council's application and nomination for the Ryde Cemetery Restoration Project had won first prize.

Councillor Graham Pearce announced that a grant of £49,300 had been obtained for the Historic Ryde Society.

71/11 DATE OF NEXT MEETING

The next meeting will be held on Tuesday 3rd May in the Activity Room, George Street Centre. The meeting closed at 8.44pm

Signed Dated

