



RYDE TOWN COUNCIL

PO Box 179,
Ryde IOW
PO33 9DR
5th July 2011

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE
(Copies to all other members of the Council).

Dear Councillor,

You are hereby requested to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **MONDAY 11th JULY 2011** at the **ACTIVITY ROOM, GEORGE STREET CENTRE, RYDE** commencing at **7pm.** for the purpose of transacting the business set out in the agenda below.

Yours sincerely,

David Mellor
Ryde Town Council

PUBLIC QUESTION TIME

To receive and consider questions submitted by members of the public
(limited to a maximum of 15 minutes)

1. APOLOGIES

To receive apologies for absence

2. DECLARATIONS OF INTEREST

To receive any declarations of interest.

3. MINUTES

To take as read and confirm as accurate, the minutes of the meeting held on 27th June 2011. (to follow)

N.B. -It may be considered to be helpful if item 7 – Highways and Transport is taken first because of the IWC officers attending.

4. PROGRESS ON ACTION TAKEN

5. **PLANNING APPLICATIONS**

To receive and consider the following 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.

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

154, High Street, Ryde.

New shop front (revised scheme)

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)

(Comments on above applications required by 15th July and comments on following applications required by 22nd July.)

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.

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.

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.

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.

6. **PLANNING DECISIONS**

To receive and note the following planning decisions and the Town Council's comments (shown in italics)

1. P/00435/11 – 6, Garfield Road, Ryde.

Formation of vehicular access.

REFUSED (*TC no objection 16/5/11*)

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.*)

A letter has been received from Mr and Mrs C. Leslie on Busy Bee headed notepaper thanking the Town Council for its comments as registered on the IW Council website.

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*)

7. HIGHWAYS AND TRANSPORT

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 has 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 have asked to attend this meeting and present the proposals to the Town Council. However, it is understood that members may also wish to ask questions on other highways topics and the IW Council Officers have today been given prior notice of these matters:-

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)
2. A request from Ryde Business Association for more coach drop off points in the upper part of Ryde.
3. Concerns about parking in Spencer Road.
4. Whether there are any plans to permanently close the High Street to traffic ?
5. Is any feedback available on the High Street speed monitoring ? - this is referred to in the next item.
6. Has any action been scheduled to be taken to fix the potholes in West Hill Road ?
7. Regarding the signage on the outskirts of Ryde for traffic going south to Sandown / Shanklin – could traffic be directed via St. John's Road rather than via Union Street ?
8. Are there any changes proposed to the one way system in Lind Street?.

Reduced Speed Limit in Lower High Street Ryde and possible free parking.

The request from the Ryde Business Association for the imposition of a 10 mph speed limit in the pedestrian part of the High Street has been passed to the Highways Office for consideration. Requests for lower speed limits need to be considered in line with others of a similar nature and are exclusively based on the potential to reduce the number of personal injury collisions. In the first instance arrangements have been made for the current vehicle speeds to be monitored so that the true extent of the problem can be established.

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 has been considered.

The Business Manager, Commercial Services, IW Council has replied that it is 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 states 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. ? !.

8. 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, details were given of an exhibition for the redevelopment of the School to be held at the main school hall on Monday 11th July between 2.45 pm and 6.30 pm on the day of this meeting. Any interested persons are invited to attend and notification has been placed in the local press.

9. DATE OF NEXT MEETING

The next meeting has been scheduled for Monday 25th July 2011. It will most probably be held at the Town Council's Office at 10, Lind Street.

Planning applications can be viewed on www.iwight.com/planning and will be available 30 minutes before the meeting.

