



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 23rd JANUARY 2012 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

Present: Councillors David Knowles (Mayor), Graham Pearce, Tim Wakeley (Chairman), David Woodward and Tony Zeid.

Also Present: Councillor Brian Harris, Mr and Mrs D.Moore and Mr P.Warren.

In attendance: David Mellor.

10/12 APOLOGIES

Apologies for absence were received from Councillors Conrad Gauntlett and Debbie Taylor.

11/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 10th January 2012 be approved as a true and accurate record of the meeting and signed by the Chairman.

12/12 PROGRESS ON ACTION TAKEN

Highways – Temporary Closure of High Street from St. Thomas Square to Garfield Road.

At its last meeting it the Committee had been informed of the notice in the Press regarding the closure of the lower part of the High Street between 16.1.12 and 27.1.12. to facilitate sewer and footway works. It then resolved to inform the Highways Department of its disappointment that it had not been informed earlier and Peter Hayward of Highways had replied to say that the distribution lists had been amended to include all Parish and Town Councils.

Highways –Suggested Coach “Drop Off” Point in Victoria Road.

The Highways Department would be asked again about this suggestion from the Ryde Business Association.

Area of Outstanding Natural Beauty – Quarr.

Following a request at the last meeting the A.O.N.B. Officer in the Planning Department, Fiona Hanna, had agreed to speak to a future meeting of the Committee on the protection of this area at Quarr.

Swanmore School Site – P/01476/11

Notice had been given that this application for the development of 24 units would be determined by the IWC Planning Committee on 31st January. However, as the Committee had previously voted not to object it was not necessary to appoint a representative to speak against the proposal on this occasion.

Policy on Development of Garden Land (PPS3)

Following a request at the last meeting for guidance on the implementation of Planning Policy Guidance S3 on the development of garden land, the Deputy Head of Planning Policy, Wendy Perera had been appointed to answer this request.

13/12 PLANNING APPLICATIONS

1. P/01851/11 – TCP/22187/M (East Ward)

Busy Bee Garden Centre, Brading Road, Ryde.
Relocation of two polytunnels.

RESOLVED that no objection be made.

Councillor David Woodward declared a personal interest in the following application as he vaguely knew the applicant socially.

2. P/01583/11 – TCP/21288/J (North West Ward)

Millfield, 29, Queens Road, Ryde.
Erection of two detached houses with detached garages.

RESOLVED that no objection be made.

3. P/01856/11 – TCP/30705/A (Haylands Ward)

51, St Michael's Avenue, Ryde.
Demolition of utility room and shed; proposed single storey rear and side extension to enlarge kitchen and form utility room and w.c. (revised scheme)

RESOLVED that no objection be made.

4. P/01889/11 – LBC/30853 (North East Ward)

3, Anglesea Terrace, 9 – 10 Anglesea Street, Ryde.
LBC for internal alterations.

RESOLVED that no objection be made.

Councillor Graham Pearce had declared a personal interest in the following application as he lived in Brigstocke Terrace.

5. P/01890/11 – LBC/30854 (North West Ward)
12, Brigstocke Terrace, Ryde.
LBC for internal alterations.

RESOLVED that no objection be made.

14/12 HIGHWAYS – BULLEN ROAD

At the last meeting the Mayor reported that he had received notification of the proposed reduction of the 40mph speed limit to 30 mph in that part of Bullen Road from Westridge for a distance of 330 metres. Formal notice had since been received by the Town Council .

RESOLVED that the proposed speed limit reduction be supported.

15/12 ISLAND PLAN CORE STRATEGY

Councillors Briefing

Two briefing sessions on the Island Plan Core Strategy had been organised for Parish and Town Councillors and their Clerks. They will cover :-

1. – What the change from UDP policies to Core Strategies mean.
2. - The content of the core strategy.
3. - The role of supporting documents and information.
4. - The timetable for future planning documents.

The sessions will be held at the Council Chamber, County Hall, Newport from 2pm to 4pm on Tuesday 6th March and from 6pm to 8pm on Monday 12th March.

All Local Councillors can attend and interested members had been asked to inform the Clerk of their preference.

Inspector's Independent Examination

The appointed Inspector has completed his independent examination into the Island Plan Core Strategy and found it sound. Once adopted by the IW Council it will replace the policies of the Unitary Development Plan and a recommendation to adopt the Strategy will be made to the IW Council in March.

The Inspector's report can be viewed on the IWC Website and as it amounted to about 48 pages copies were made available to members. Annexe C to Appendix A that the amended table 5.4 for the Ryde Key Regeneration Area indicates that 2100 additional dwellings will be allocated for Ryde for the 15 year period of the Strategy . A figure of 1900 was included in the draft .

RESOLVED that

1. The IW Council be asked that a Planning Officer be requested to give evidence to support this additional level of development from 1900 to 2100 dwellings in the Ryde Key Generation Area.

2. That as 35% of this total estimated units would be expected to be “affordable or social housing” the question be again asked if these properties would be expected to be occupied by existing IW residents ?

3. It be emphasised that the proposed economic growth for the Ryde area should not create low quality employment but higher grade quality work opportunities to promote a good sustainable work economy for the future of Ryde and its residents.

4. That any future residential development on the periphery of Ryde should be so designed visually and set into the landscape levels so as not to block or spoil the views of existing residents and properties.

16/12 DATE OF NEXT MEETING

The next meeting will be held on Tuesday 7th February 2012.

The meeting finished at 7.55 pm.

Signed Dated