



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 3rd MAY 2011 AT THE ACTIVITY ROOM, GEORGE STREET
CENTRE, RYDE

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

Also present : Mr and Mrs David Moore .

In attendance : David Mellor

72/11 DECLARATIONS OF INTEREST

Councillor Debbie Taylor declared a personal interest in application item 5.8 (P/00487/11 for Busy Bee Garden Centre) as her husband was a friend of the applicant. She also declared a personal and prejudicial interest in agenda item 9 (travel consultation to St. Mary's Hospital) as she worked for the NHS Hospital.

Councillor Graham Pearce declared a personal and prejudicial interest in application items 5.5, (P/00495/11) 5.6, (P/00496/11) and 5.7, (P/00497/11) as the applicants , Michelangelo's Restaurant, were his clients and friends.

73/11 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee led on 18th April 2011 be approved as a true and accurate record of the meeting and signed by the Chairman.

74/11 PROGRESS ON ACTION TAKEN

Quarr Road - Trees

At question time at the last meeting, 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. The Clerk had since informed Mr Williams that the area of woodland called the Bird Sanctuary had on a small part of it a group TPO, but a Forestry Commission Tree Felling Licence had been applied for earlier this year to fell/coppice hazel, ash and field maple to allow regeneration. This area was managed by the Forestry Commission.

Smallbrook Lane

At question time at the last meeting, 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.

The Clerk reported that Valvona's had applied for a Lawful Development Certificate for the storage and sale of vehicles, storage and sale of building materials and the storage of plant and machinery. This Certificate had been approved on 12th October 2010 but it would appear that Ryde Town Council had not been informed of this application. It had also been suggested that the Environmental Health Department should be informed of nuisances by bonfires.

9, Chestnut Close, Binstead

At the last meeting the Committee considered application P/00343/11 for an extension and shed at this property. It also commented on the position of a shed proposed near the boundary of no. 10, Chestnut Close and asked that the planning regulations and permitted developments regarding garden sheds be checked.

The Clerk reported that it appeared that the maximum height of a shed within 2 metres of a boundary should be 2.5metres so as the proposal was for a 3m high shed, the Planning Authority should be reminded of this fact.

20, Cross Street – Change of Use

Following an application at the last meeting for a change of use the Committee asked for a report to be made on the definitions of various use classes to help with its consideration of future changes of use from retail, which should not exceed 30% stated in the IW General Development Plan. The Clerk had obtained a copy of the Town and Country Planning (Use Classes) Order 1987, available on Wikipedia, which would help the Town Council in considering its future survey of the changes of use from Retail A1 in the shopping area.

Conservation Area Designation – Protection of surrounding area for Ryde

At the last meeting, Councillor Conrad Gauntlett was concerned at the desirability of defining a green area surrounding Ryde and the Clerk gave him a copy of an Ordnance Survey map of Ryde so that he could define this area which could become part of a long term plan for Ryde.

PLANNING APPLICATIONS1. P/00201/11 – TCP/15373/C (North East Ward)

14, Belvedere Street, Ryde.

Proposed balcony at ground floor level on rear elevation facing onto Dover Street.

RESOLVED that no objection be made.

2. P/00477/11 – TCP/30527 (North West Ward)

1, Spencer Glade, Ryde.

Conversion of attic space to form 2 bedrooms and a bathroom including 3 dormer windows on rear elevation and 2 dormer windows on front elevation.

RESOLVED that objection be made as the proposal is likely to cause overlooking of adjacent residential properties to the south and east of the site/

3. P/00498/11 – TCP/30530 (Binstead Ward)

11, The Mall, Binstead.

Demolition of garage, proposed single storey side extension to form en-suite bedroom.

RESOLVED that no objection be made.

4. P/00432/11 – LDC/21694/D (East Ward)

29a, High Park Road, Ryde.

Lawful development certificate for continued use of annex as a separate dwelling (revised application) – In November 2010 the Committee raised no objection to a similar application.

RESOLVED that no objection be made but that a report be prepared for information as to the periods of time necessary for an established use to be allowed and also when enforcement action could not be taken .

As Councillor Graham Pearce had declared a personal and prejudicial interest in the following three applications , he left the meeting during their consideration and did not speak thereon.

5. P/00495/11 – A/02459/A (North West Ward)

Michelangelo Italian Restaurant, 30 St Thomas Street and 81, Union Street.
3 illuminated fascia signs and illuminated projecting sign.

RESOLVED that no objection be made

6. P/00496/11 – TCPL/00780/V

Michelangelo Italian Restaurant, 30 St Thomas Street and 81 Union Street. Change of use from tourist information centre to provide additional café/deli/restaurant area for Italian Restaurant including alterations to shop front. (A1 to A3 & A5 use classes)

RESOLVED that no objection be made.

7. P/00497/11 – LBC/00780/T

Michelangelo Italian Restaurant, 30 St Thomas Street and 81 Union Street. LBC for internal alterations, alterations to shop front in connection with change of use to provide additional café/deli/restaurant area for Italian Restaurant.

RESOLVED that no objection be made.

8. P/00487/11 – TCP/22187/K (East Ward)

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; alterations to access and parking areas. Members would prefer that the sales from the business should keep to agricultural, horticultural and garden related products

RESOLVED that no objection be made to this proposal, on the basis that it would only further an agricultural/horticultural business on this site.

Councillor Brian Harris declared a personal interest in this application as he held a loyalty card with the Centre.

9. P/00519/11 – TCP/16485/C (North East Ward)

Vacant former National Grid Gas Works Site off Park Road, Ryde.

Proposed mixed development comprising 13 houses (2 pairs of semi-detached houses and 3 terraces of 3 houses); 5 live-work employment units and 3 storey office building, associated parking and hard and soft landscaping.

Members hoped that assurances would be given that any contamination from the previous use of the site had been removed and presented no risk to future occupiers. The Committee was also aware of the need to allocate land in this vicinity to the Ryde Town Plan as a green area and objective 12 of the Island Plan Submission Core Strategy recognised a green deficiency in the structure of Ryde.

RESOLVED that consideration of comments to be made be delegated to a site inspection by the Committee on a date to be arranged.

76/11 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/00087/11 – Paddock Chase, Pitts Lane, Binstead
Alterations and extension at first floor level to enlarge living accommodation.
APPROVED (TC no objection 21/3/11)

2. P/00200/11 – 16a Union Street, Ryde (Churchers Solicitors)
Non – illuminated projecting sign.
APPROVED (TC no objection 21/3/11)

3. P/00221/11 – 34, Argyll Street, Ryde.
Single storey side and rear extensions to enlarge living room.
APPROVED (TC no objection 8/3/11)

4. P/00174/11 – 247, Upton Road, Ryde.
Demolition of conservatory, alterations, single storey rear extension, replacement enlarged roof to provide accommodation within roof space to include dormer window on side elevation and balconies on rear elevation and enlarged porch.
APPROVED (TC no objection 8/3/11)

77/11 LICENSING APPLICATIONS

Mellish's, 43, High Street (app.2527)
An application had been received to supply alcohol at this shop during the time the shop is open, between the hours of 0700 & 2300 for 7 days a week. Members were aware of alcohol related problems in the Town and felt that a policy should be established regarding the consideration of applications for the sale of alcohol.

RESOLVED that objection be raised to this application as it is felt that there is already a sufficient number of off licence premises in Ryde and that the proposed hours available for the sale of alcohol off the premises could increase drink related problems and anti social behaviour in the Town and in this particular vicinity near a Hostel.

Quay Road Car Park (app.83788) & Simeon Street Recreation Ground, (app.83781)

On behalf of I.O.W. Island Games 2011 Ltd., applications had been received for licences for these two sites from 1500 hours to 2130 hours on 25th June for one day. The playing of live and recorded music will be involved and this will mark the opening ceremony of the Nat West Island Games.

RESOLVED that no objection be made.

78/11 HIGHWAYS - POSSIBLE FREE PARKING FACILITY AND SPEED LIMIT IN LOWER HIGH STREET.

Mrs Pauline Reeks of Just Home, 35 – 36 High Street had asked if consideration could be given to imposing a 10 mph speed limit in the pedestrian part of the High Street instead of the existing 30mph limit as there have been some near misses and this would improve pedestrian safety.

Mrs Reeks also mentioned that free car parking arrangements had been allowed for one day a week in council car parks elsewhere and asked if it would be possible for Ryde to enjoy a free parking period on Thursdays for the Market to be pursued . Since the reasonably priced residents parking permits were withdrawn she had noticed a fall in customers who used their permit to visit other places on the Island to eat out and shop, especially pensioners and that Victoria and Garfield car parks were rarely full .The High Street does not benefit from taxi and buses passing as in Union Street.

RESOLVED that this request be supported and the Highways Department be requested to make an order to reduce the speed limit for vehicles in the pedestrianised section of the High Street to 10m.p.h. and that it also be requested to allow free parking in local car parks from 1030 hours to 1500 hours on Thursdays .

Councillor Debbie Taylor had previously declared an interest in the following item as she was employed by the NHS Hospital but the Committee asked her to remain in the meeting to answer any queries they might have on the matter.

79/11 HIGHWAYS – CONSULTATION ON TRAVEL TO ST.MARY'S HOSPITAL

The NHS consultation on arrangements for travel to and from St. Mary's Hospital, Newport had recognised travel and transport issues for patients, visitors and staff to and from the hospital and the consultation discussed 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.

Members recognised that of all the options available for travel to and from the hospital the main problem seemed to be the inadequacy of parking spaces and that if this provision was increased by the use of additional land for this purpose the situation would be improved.

RESOLVED that apart from the above suggestion to increase parking facilities, no specific reply be made to the survey but individual Town Councillors were free to respond to the consultation.

80/11 CONSERVATION AREA DESIGNATION

The revised boundary for Ryde Conservation Area will expand on the existing Area and has been characterised as having five strong areas: The Esplanade, Pier and Seafront; the Historic Core and Commercial Centre; Regency and

Victorian Housing; Pelhamfield, Ryde School and All Saints Church; and Ryde Cemetery.

The revised boundary for Ryde St John's Conservation Area will expand on the existing which has been characterised as having three strong areas : Appley and St. John's; the Church of St John the Baptist; and St. John's Park.

The Article 4 Direction will bring certain types of development that may currently be deemed to be permitted development under planning control, such as the construction of porches, or other alterations to dwelling houses.

RESOLVED that the report be received and noted

81/11 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 and the period will run until 27th May 2011.

This was available at www.iwight.com/corestrategy A hard copy had been received to facilitate consideration of this important document and the Chairman had drafted some comments for consideration.

RESOLVED that consideration of the Town Council's response be finalised at the next meeting of the Committee and that all members of the Council be encouraged to comment at this meeting.

82/11 LOCAL LIST NOMINATIONS

Notification had recently been received that an IW Council Panel will meet to consider nominations for the Local List of buildings, structures, parks and gardens of Architectural or Historic Interest. Information on the criteria for nomination could be found on :-

www.iwight.com/living_here/conservation_and_design .

RESOLVED that consideration of features for the Local List should be an ongoing process and publicity be given in the Council's monthly article in "The Beacon" so that local residents be made aware and invited to suggest items for nomination .

83/11 REVISION TO APPLICATION P/01947/10

A revision to this application for the siting of a double mobile classroom at Dover Park County Primary School was considered as an urgent item. On 24th January 2011 the Committee made no objection on the understanding that the classroom is required for a period of five years only in order to meet a temporary increase in child numbers.

Councillor David Woodward declared a personal interest as he was Chairman of the School Governors and abstained from voting.

RESOLVED that no change be made to the comment on January 24th.

84/11 ADDITIONAL ITEMS

The Mayor, Councillor Brian Harris, mentioned two matters :-

1. Request for "grit boxes" at Grenville Drive and Oakwood Road, Haylands.
Mr D. Reynolds of Oakwood Road had requested that these bins should be provided for use in icy weather and this will be considered at the next meeting.

2. Pell Lane Recreation Ground – Transfer of Lease
Public notice had been given regarding the transfer of the lease of the ground and objections were due by 13th May. This would be checked.

85/11 DATE OF NEXT MEETING

The next meeting will be held on Monday 16th May 2011.

The meeting closed at 9.04pm.

Signed Dated.....

