



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 25th JULY 2011 AT TOWN COUNCIL OFFICES, TOWN HALL CHAMBERS, 10, LIND STREET, RYDE

Present: Councillors Conrad Gauntlett, Graham Pearce, David Woodward and Tim Wakeley (Chairman)

Also Present: Councillor Brian Harris, Mr C. Fox and one other member of the public.

In attendance: David Mellor.

133/11 APOLOGIES

Apologies were received from Councillor Debbie Taylor..

134/11 DECLARATIONS OF INTEREST

Councillors David Woodward and Graham Pearce declared personal non pecuniary interests in planning application P/00854/11 regarding Ryde Inshore Rescue as the Town Council was involved with some of its organisational matters.

135/11 MINUTES

RESOLVED that the minutes of the Planning Committee held on 11th July 2011 be approved as a true and accurate record of the meeting and signed by the Chairman.

136/11 PROGRESS ON ACTION TAKEN

1. Dover Street Junction with Melville Street

Following the presentation of the proposed one-way traffic system in Melville Street in an easterly direction from Dover Street to Monkton Street, the scheme had been advertised on 22nd July. An item would be placed on the agenda for the next meeting to consider the formal response of the Town Council.

2. General Matters

A list would be prepared to show the situation on certain matters which had been raised by the Committee.

137/11 PLANNING APPLICATIONS

1. P/00911/11 – TCP/23888A (West Ward)

6, Pound Mead, Ryde.

Demolition of conservatory, single storey side extension to form lounge and shower room.

This application was taken first as Mr C. Fox of 8, Pound Mead wished to speak on the matter.

RESOLVED that no objection be raised but that the IW Council be informed of the concerns of Mr Fox that the proposal would involve building over a surface water drain at his property ,that it could cause a reduction in light to his premises and that the Committee understood that some decking was proposed but this was not mentioned on the application.

2. P/00684/11 - TCP/11325/M – (North West Ward)

Land rear of 23, Union Street, Ryde.

Erection of a pair of semi detached houses.

RESOLVED that objection be raised as Union Road is totally unsuitable to accommodate further development as there are problems with access and deliveries to this road, the main purpose of which is to service the back entrances to Union Street and this proposal would reduce the ability of Union Road to serve Union Street properties. It is also considered that the description of the application should refer to Union Road and not the rear of Union Street.

3. P/00718/11 – TCP/20702/E – (North East Ward)

32, Nelson Street, Ryde.

Provision of new doorway on rear elevation to replace existing window opening.

RESOLVED that no objection be made.

4. P/00843/11 – TCPL/14051/K & P/00844/11 – LBC/14051/J (North East Ward)

Flat 3, Wyndham House, 10, Melville Street, Ryde.

Removal of part of roof, proposed roof conservatory to include glass guard rail.

RESOLVED that no objection be made subject to appropriate materials being used in its construction.

5. P/00845/11 – TCP/03375/F – (North East Ward)

Ryde Inshore Rescue, Esplanade, Ryde.

Replacement of planning permission (P/00829/08 – TCP/03375/E for alterations, first floor extension to form training rooms, kitchen and lookout viewing area, disabled persons access ramp on front elevation) in order to extend the time limit for implementation.

RESOLVED that no objection be made.

6. P/00859/11 – TCPL/24772/H & P/00860/11 – LBC/24772/G (North West Ward)

The Penthouse, Prince Consort, St. Thomas Street, Ryde.
3 dormer windows.

RESOLVED that no objection be made subject to the observations of the Conservation Officer and to appropriate materials being used in the construction.

7. P/00868/11 – TCPL/13157/P & P/00869/11 – LBC/13157/N (North East Ward)

18 – 20, Melville Street, Ryde. (R.J.R. Solicitors)

Replacement of consent and listed building consent (P/01868/08 – TCPL/13157/D & P/01869/08 – LBC/13157/H for proposed alterations to front boundary wall to include new railings) in order to extend the time limit for implementation.

RESOLVED that no objection be made.

8. P/00870/11 – TCP/04939/G (North West Ward)

22, West Hill Road, Ryde.

Proposed single storey rear extension, two dormer windows on rear elevation.

RESOLVED that no objection be made.

9. P/00913/11 – TCP/21673/C (West Ward)

Brambles, 21, Pellhurst Road, Ryde.

Alterations to convert garage into playroom/study.

RESOLVED that no objection be made.

10. P/00850/11 – TCP/30614 (Binstead Ward)

3, Quarr Place, Ryde.

2 storey rear extension to from kitchen on ground floor with bedroom over, single storey side extension to form porch, decking on rear and side elevations (revised description).

RESOLVED that no objection be made subject to the views of local residents being taken into account, namely:-

1. **Mr A. Williams of 2 Quarr Place requested the height of the deck to be limited to just below the existing door cill line and for access to be retained for residents.**
2. **Mr G. Dean of Pengold, Church Road requested the proposed high level windows in the E. Wall of the extension to remain and that the existing mature trees east of the extension not to be removed or destroyed and their roots protected.**

11. P/00968/11 – TCP/27642/C (Binstead Ward)

Kingarth House, Church Road, Binstead.

Demolition of detached annexe (Little Kingarth) and outbuildings, alterations and conversion of dwelling to form two dwellings including two new conservatories and new dormer windows on north and south elevations, detached outbuildings to form studio, workshop, stores and two double car ports (revised scheme)

RESOLVED that no objection be made.

138/11

PLANNING DECISIONS

The following planning decisions made by the IW Council together with the comments of the Town Council during the consultation process were noted. The Committee was informed that the Council was only formally notified of decisions delegated to Planning Officers and not those of the Planning Committee which will be sought and reported in future, possibly with the help of IW Councillors.

1. P/01856/10 – TCP/19324/D – Casati House, 4, West Street, Ryde.

The IWC Planning Committee has APPROVED this application for the continued use of the property as bed and breakfast to include a private members club.

(TC no objection subject to appropriate conditions that will address the concerns raised by certain residents regarding noise and nuisance 8/2/11)

2. P/00607/11 – 18, Westwood Road, Ryde.

Demolition of porch and conservatory, single storey rear extension to provide additional living accommodation, replacement porch, vehicular access.

APPROVED *(TC no objection 31/5/11)*

3. P/00571/11 & P/00572/11 – Ryde Superbowl (formerly L.A. Bowl)

Two illuminated fascia signs and listed building consent.

APPROVED *(TC request the Conservation Officer to look at this application critically 31/5/11)*

The Clerk was asked to enquire of the views of the Conservation Officer in this matter.

4. P/00678/11 – Dorset House, 31, Dover Street, Ryde.

Bungalow to provide manager's accommodation.

APPROVED *(TC no objection 31/5/11)*

5. P/00671/11 – 94, High Street, Ryde.

Partial demolition of building, alterations, formation of first floor to create self contained residential unit, courtyard, continued use of ground floor as joinery workshop.

APPROVED (*TC no objection 31/5/11*)

6. P/00666/11 – Ryde County High School, Pell Lane , Ryde.

New boundary fencing and gates.

REFUSED – inadequate and deficient information in terms of assessment of the impact of the development on existing trees and hedging without which the development could be contrary to U.D.P. policies G4 (location) D1 (design) & C12 (affecting trees and woodland)

(*TC reluctantly no objection 13/6/11*)

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

Formation of vehicular access.

REFUSED -1. This would enable the parking of a vehicle directly in front of the building which would not only detract from the appearance of the building and its setting but would be visually damaging to the street scene and would detract from the overall appearance of the conservation area contrary to PPs5 (planning for the historic environment) and G4 (criteria) and D1 (design of the U.D. Plan.)

2. This does not enable vehicles to turn on the site and enter and leave in forward gear, thus compromising safety contrary to policy TR7 (highways) of the U.D. Plan .

(*TC no objection 16/5/11) – decision reported to Committee 11/7/11.*)

139/11 PLANNING APPEAL

P/01005/10 – Land rear of 42, Brookfield Gardens, Ryde

The Committee noted that a planning appeal had been lodged against the refusal of consent for a chalet bungalow with vehicular access off Stonepitts Close.

140/11 LICENSING

“Shakalicious” Street Trading

An application had been received to sell:- shakes, smoothies, drinks, tea, coffee and confectionery items on various sites in Ryde, Sandown, Shanklin and Newport in conjunction with the consent of the landowner. The applicant had asked what dates or times would be possible or acceptable and was prepared to trade from Mondays to Sundays from 10am to 10pm.

The suggested sites in Ryde were :- Ryde Pavilion Car Park and North Walk.

RESOLVED that the Licensing Authority be informed that this Council is unhappy with the proposals, has had no advice on which it could object to in these matters and feels that there is already sufficient local provision for the sale of such items.

“Sunny Days” Street Trading

An application has been received from Miss Sacha Chowdhury to sell :-
handmade jewellery, silk scarves, linen scarves, trilby hats, pork pie hats and
checked shirts from 8am to 6pm between Friday 26/8 and Monday 29/8.
Her stall would be 30’ by 4’ and sited by the sea wall and steps to the beach
on the Esplanade due north of Union Street.

**RESOLVED that no objection be raised to this application which is only
to provide for the August Scooter Rally .**

Persons seeking charitable donations.

Councillor Graham Pearce had asked the Committee to consider a problem
caused by persons in the High Street seeking to encourage passers by to sign
up for charitable donations. Apparently these persons were acting as agents
for major charities and shoppers were trying to avoid being hindered by them
and in so doing were not able to enjoy their normal shopping experience.
Similar nuisance had previously been caused by sellers of the “Big Issue”
when the vendors had not kept to their allocated selling places.

**RESOLVED that the Licensing Officer and the Police be asked for their
comments in this matter.**

141/11 DATE OF NEXT MEETING

The next meeting will be held on 8th August 2011.

Signed Dated