



**RYDE**  
**TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 5<sup>th</sup> APRIL 2011 AT THE ACTIVITY ROOM, GEORGE STREET  
CENTRE, RYDE**

Present : Councillors Brian Harris, Graham Pearce , Debbie Taylor and David Woodward.

Also present : Mr and Mrs David Moore.

In attendance : David Mellor

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52/11      **APOLOGIES**

Apologies for absence were received from Councillors Conrad Gauntlett, and Tim Wakeley.

53/11      **CHAIRMAN**

In the absence of the Chairman, Councillor Tim Wakeley and due to the Vice Chairman, Councillor Brian Harris having a sore throat , Councillor Debbie Taylor was elected as Chair for the meeting.

54/11      **MINUTES**

**RESOLVED that the minutes of the meeting of the Planning Committee held on 21<sup>st</sup> March 2011 be approved as a true and accurate record of the meeting and signed by the Chairman.**

Councillor Graham Pearce apologised to the Committee for his comments at the last meeting which upset the Chairman, Councillor Tim Wakeley prior to the discussion of an application for a change of use.

PROGRESS ON ACTION TAKENChanges of use from Class A1 (retail) in the Town Centre

Following consideration of an application for a change of use from retail in Union Street at its last meeting the Committee received a report regarding the proportion of non-retail uses in the Town Centre. This referred to a survey in February 2010 which found that the non-retail uses were less than the maximum 30% guideline figure in paragraph 15.41 of the IW Unitary Development Plan. Councillor Graham Pearce felt that perhaps it was time for the survey to be reviewed.

P/02780/06 – TCP/16532/M – Amended plans

The Committee noted that amended plans had been received for this application for the demolition of a section of factory and the proposed construction of a detached building to provide a replacement factory at Clark Masts, 18 – 20 Ringwood Road. These plans were considered to be a minor revision and had been approved under delegated powers. They reduced the length of the building from 78m to 70m in the interests of economy.

PLANNING APPLICATIONS1. P/00189/11 – TCP/30472 (North East Ward)

10, Woodland Mews, Ryde.

Extension to enlarge existing balcony at 1<sup>st</sup> floor level on west elevation.

**RESOLVED that no objection be made.**

The Committee asked that the plans be checked as they did not clearly show the relation of the proposal to the side elevations.

2. P/00244/11 – TCP/14899/A (North East Ward)

97, Monkton Street, Ryde.

Formation of parking space.

**RESOLVED that no objection be made subject to any comments from the Highways Department.**

3. P/00267/11 – TCP/30316/A (North East Ward)

19, Castle Street, Ryde.

Installation of six solar panels on roof (revised scheme)

-- In October 2010 the Committee raised no objection to an earlier proposal for 6 panels (P/01440/10) and on 16/11/10 consent was refused as the position and coverage would detract from the traditional appearance of the existing building and street scene and fail to preserve the character of the Conservation Area.

**RESOLVED that the principle of energy saving be supported and no objection be raised subject to the comments of the Conservation Officer**

**on the visual effect that the blue coloured panels would have on this property in the Conservation Area.**

4. P/00287/11 – TCP/25055/E (East Ward)

Hideaway, Bullen Road, Ryde.

Relocation of access steps and raised platform to rear conservatory.

**RESOLVED that no objection be made.**

5. P/00302/11 – TCP/30477 (North East Ward)

Flat 2, Melmoth Lodge, Appley Rise, Ryde.

Formation of new window opening and installation of UPVC double glazed window, replacement UPVC double glazed french doors.

**RESOLVED that no objection be made.**

6. P/00280/11 – TCP/07962/X (North East Ward)

Land adjacent to Queens Keep, East Hill Road, Ryde.

Demolition of garage, proposed pair of semi-detached houses with parking, vehicular access (revised scheme)

- In June 2009 the Committee considered application P/00707/09 for a terrace of 3 houses with accommodation within the roof space , parking and vehicular access and objected. Consent was refused on 16.7.09.
- In February 2010 the Committee considered application P/00038/10 for the demolition of a garage and the erection of a pair of semi detached houses with parking and access and objected due to the scale and size of the proposal which it regarded to be “tandem” back garden development. Consent was refused on 10.8.10 on grounds of PPS3 (garden land) and contrary to policy G4 (location of development) and D1 (design)

An appeal made against this refusal of consent was dismissed in January 2011 and the Committee requested details of the reasons for this.

**RESOLVED that it is accepted that the revised plans showed an improved standard of design over the previous scheme, objection be made to the proposal due to its scale and size which it regards to be “tandem” back garden development and contrary to Planning Policy S3 (garden land)**

7. 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 consideration be deferred to the next meeting on 18<sup>th</sup> April so that the planning history and any highway comments can be reported.**

8. P/00308/11 – TCP/14373/J (North East Ward)

Tredegar House, 15, Wood Street, Ryde.

Demolition of section of boundary wall, formation of vehicular access and hard- standing including construction of new pier and shed.

**RESOLVED that objection be made as it is considered that the proposed alteration of a section of the boundary wall would be detrimental to the street scene adjacent to the Conservation Area and would have the effect of losing parking space in Wood Street.**

9. P/00251/11 – TCP/30491 ( North West Ward)

6, Beech Grove, Ryde.

Retention of chalet in garden providing self-contained living accommodation.

**RESOLVED that no objection be made.**

10. P/00367/11 – TCP/23114/D (Binstead Ward)

Acorns, Church Road, Binstead.

Alterations and single storey extensions to form utility room and wetroom with a garden room.

**RESOLVED that no objection be made.**

57/11 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/00073/11 – Buckingham House, Buckingham Road, Ryde.

Detached boat house and tractor store.

APPROVED (*TC no objection 8.2.11*)

2. P/00074/11 – 34, Queens Road, Ryde.

Dormer window on east elevations in conjunction with loft conversion to form en-suite bedroom.

APPROVED (*TC no objection 8.2.11*)

3. P/01888/10 – Town Square, Anglesea Street, Ryde.

Continued use of land for “Farmers Market” on one day each week (Saturday from 8am to 1pm) and two additional days in any one calendar year.

APPROVED (*TC no objection 8/2/11*)

58/11 TRAFFIC MANAGEMENT – SPENCER ROAD

The IWC Traffic Management Section has received a request from residents of Spencer Road that yellow line parking restrictions be applied in the road. The Ryde Traffic Regulation Order review is not to take place until 2012 so the matter had been forwarded to the Town Council for information and comment prior to the start of the review.

At its last meeting on 8<sup>th</sup> December 2010 the Highways Working Party was informed that complaints had been received that increasing numbers of vehicles were parking in this road with the potential to cause congestion and obstruction. It was then believed that drivers were commuters and that this problem may have coincided with the start of the repair works to Ryde Pier.

At that time the Highways Officer had met the IW Ward Councillor and had suggested that a two hour waiting restriction could apply to Westfield Park. However, the recent conclusion of the works to Ryde Pier had not improved the parking situation .

**RESOLVED that as this problem has worsened the Highways Office be requested to give urgent consideration to this matter before the 2012 review date for the Ryde Traffic Regulation Order Review.**

Councillor Graham Pearce mentioned increasing problems with parking in the Monkton Street area and it was suggested that he could discuss this with his IW Ward Councillor . The matter could be brought before this Committee later.

59/11      DATE OF NEXT MEETING

The next meeting will be held on Monday 18<sup>th</sup> April in the Activity Room, George Street Centre.

The meeting closed at 8.22 pm.

Signed ..... Dated .....