



RYDE TOWN COUNCIL

PO Box 179,
Ryde IOW
PO33 9DR
2nd February 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 **TUESDAY 8th FEBRUARY 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 attached minutes of the meeting held on Monday 24th January 2011.

4. PROGRESS ON ACTION TAKEN

5. PLANNING APPLICATIONS

To receive and consider the following applications:-

1. P/00004/11 – TCP/17632/H

20, Partlands Avenue, Ryde.

Demolition of single storey element, proposed conversion of property to form two detached dwellings.

2. P/00021/11 – TCP/07831/J & P/00022/11 – CAC/07831/H

36, Nelson Street, Ryde.

Demolition of single/two storey extensions, proposed alterations and three storey extension to form three additional flats.

3. P/01381/10 – TCP/16532/S

Clark Masts, 18 – 20 Ringwood Road, Ryde.

Demolition of existing industrial building, proposed industrial building (revised description and re advertised application)

-- In November 2010 the Committee raised no objection to the original application but in order that any noise and nuisance to neighbours in the adjacent residential area is reduced and kept to a minimum would require;

1. – Conditions as recommended by the Environmental Health Officer to restrict the hours on which building and demolition works are carried out on the site.

2. – Careful consideration being given to the type of trade and activity to be carried out in each of the ten proposed business units.

4. P/01856/10 – TCP/19324/D

4, West Street, Ryde.

Continued use of property as bed and breakfast to include private members club.

--On 11th January 2010 the Isle of Wight Council issued an enforcement notice which alleged, without planning permission, the material change of use of this property from residential to mixed use of residential, bed and breakfast/boarding house and private member's club. An appeal was lodged against this notice which was heard on 14th September 2010 and on the 7th October 2010 the Inspector dismissed the appeal and upheld the enforcement notice.

5. P/01925/10 – A/00254/E (Advertisement)

Victoria Arcade, Union Street, Ryde.

Non-illuminated fascia sign and two non-illuminated name boards.

--On 24th January the Committee raised no objection to application P/01851/10 for Listed Building Consent for internal and external alterations in connection with the change of use of basement to provide "Ryde Town Heritage Centre" with non-illuminated fascia sign and two non-illuminated name boards.

6. P/01957/10 – TCP/12753/D

Land between 113 and 115, High Park Road, Ryde.

Demolition of garage, construction of detached house with parking area, formation of vehicular and pedestrian access.

-- In June 2010 the Committee raised no objection to application P/00767/10 for the replacement of permission (P/01301/07 for the demolition of a garage and erection of a detached house with parking) in order to extend the time limit for implementation. The IW Council refused consent on PPS3 (garden land) and a planning appeal has been lodged.

(Comments on the above applications required by 11th February and comments on the following applications required by 18th February)

7. P/00073/11 – TCP/ 22983/D

Buckingham House, Buckingham Road, Ryde.

Proposed detached boat house and tractor store.

8. P/00074/11 – TCP/28827/A

34, Queens Road, Ryde.

Proposed dormer window on east elevations in conjunction with loft conversion to form en suite bedroom.

9. P/000/97/11 – TCP/10858/X & P/00098/11 – CAC/10858/W

Site of Tilden House, 26, Bellevue Road, Ryde.

Replacement of planning permission and conservation area consent (P/02144/07 – TCP/10858/T and P/02145/07 – CAC/10858/S for residential development comprising three/four storey block of 16 flats with landscaping, parking and access off Bellevue Road, reconstruction of boundary walls to East Street and Bellevue Road) in order to extend the time limit for implementation.

-- On 21st January 2008 planning consent and conservation area consent was granted for the above development. 22 conditions applied to the planning consent, including a Section 106 Agreement to provide for the payment of contributions to the Planning Authority towards educational facilities, transport initiatives, the provision and/or maintenance of open space and for a contribution of £20,000 towards the provision of affordable housing, to ensure that the proposal does not put pressure on existing educational facilities, transport infrastructure and open space provision within the area. The Planning Authority felt that having regard to 14 policy provisions of the development plan, subject to compliance with the 22 conditions, the proposal accorded with the development plan.

In October 2007 Ryde Town Management Committee felt that in a different setting the proposal would be welcomed, but it was of such a size as to be out of place in what has been described by a government inspector as “characteristically more of a back lane” and a scaling down would be more appropriate for Bellevue Road.

Applications P/01371/09 and P/01372/09 to develop this site with a three/four storey block of 21 sheltered housing units were narrowly approved by the IWC Planning Committee earlier in 2010 despite many local objectors, including the Town Council which listed 11 reasons to refuse.

10. P/01888/10 – TCP/30418

Town Square, Anglesea Street, Ryde.

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

-- The question of the parking of vehicles from the Farmers’ Market was raised at the Town Council recently and discussed by this Committee under its licensing role and also by the Highways Working Party. If there is a remaining problem members might wish to consider requesting a planning condition to require market vehicles to drop off goods when setting up and not returning until close of trading ?.

11. P/01964/10 – TCP/08222/K

Dorset House, 31, Dover Street, Ryde.

Proposed bungalow to provide manager’s accommodation.

6. PLANNING DECISIONS

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

1. P/01719/10 - Trotters Riding School, Ashey Road, Ryde.

Proposed Pole Barn .

APPROVED (*TC no objection 13/12/10*)

2. P/01818/10 – Cranemoor, Corbett Road, Ryde.

Proposed single storey rear extension, replacement of enclosed porch with open porch, replacement dormer window roof, replacement garage.

APPROVED (*TC no objection 13/12/10*)

3. P/01735/10 – 20, Hill Street, Ryde.

Alterations, first floor extension to provide additional living accommodation to include dormer windows on rear elevation.

APPROVED (*TC no objection 13/12/10*)

4. P/01771/10 – Hackleton House, Pell Lane, Ryde.

Replacement of Planning Permission (P/02150/07 – TCP/26242/B – outline for two dwellings) in order to extend the time limit for implementation.

APPROVED (*TC no objection subject to resolution of comments on highways and access 13/12/10*)

5. P/01812/10 – 28, Riboleau Street, Ryde.

Single story rear and side extension to provide additional living accommodation, garage and patio.

APPROVED (*TC no objection subject to consideration of the comments of neighbour regarding overlooking*)

7. DRAFT CONSERVATION AREA APPRAISAL CONSULTATIONS

The IW Council is reviewing conservation area designations and identifying new conservation areas and is keen for the appraisal documents to be fully integrated into the planning process and are publishing draft Conservation Area Appraisals for consultation which include Ryde and Ryde St.Johns.

Copies of the appraisals will be available at the meeting and can be viewed on the website www.iwight.com/conservation . They can also be seen at the County Hall and Seaclose Offices and local libraries. The consultation period ends on 18th February .

8. DATE OF NEXT MEETING

The next meeting has been scheduled for Monday 21st February 2011

(Plans can be viewed on line at www.iwight.com and will be on display 30 minutes before the meeting)