



RYDE TOWN COUNCIL

Town Hall Chambers
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28th September 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 4th OCTOBER 2011** at the **TOWN COUNCIL OFFICE, 10, LIND STREET 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 minutes of the meeting held on 19th September 2011.

4. **PROGRESS ON ACTION TAKEN**

5. **PLANNING APPLICATIONS**

To receive and consider the following applications:-

1. P/01122/11 – TCP/30722 (N.E. Ward)

Flat 2, Lainston Grange, Appley Rise, Ryde.

Alterations to fenestration at 1st floor level on rear elevation, provision of new raised deck area with stairs and Juliet balcony on rear elevation, summer house.

2. P/01218/11 – TCP/08777/R (E. Ward)

Ryde Demolition, 17, St Johns Hill, Ryde.

Demolition of buildings, residential development comprising 10 dwellings, vehicular access, parking and bin store.

3. P/01271/11 – TCP/16485/D (N.E. Ward)

National Grid 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-n work employment units and a 3 storey office building, associated parking and hard and soft landscaping, formation of vehicular access (revised scheme)

On 17th May the Committee held a site inspection at this, the old gas works site and their following comments were endorsed at the Committee meeting on 31st May:-

1. As the site is on the Monkton Mead Flood Plain Zone 3 and has been prone to flooding, Ryde Town Council seeks assurances that a flood risk assessment will be made and any recommendation therefrom complied with so that no building work shall commence on the site until the drainage authority is satisfied that adequate arrangements have been put in place to deal with surface water run off at critical times, including the provision of attenuation tanks of sufficient capacity to store flood water for later release by gravity and/or pumping into the Monkton Mead Brook. The Town Council would definitely not wish to see the site flooded if developed.
2. The Town Council asks if the Planning Authority is satisfied that all toxic materials have been removed from the site and replaced with clean fill so as not to prejudice the health and enjoyment of possible future residents of the site ?
3. The best design standards are sought for Ryde and the Town Council would prefer that the proposed mixed use units, particularly those visible from Park Road should reflect the design of existing Victorian buildings in the street scene with lower roofs and that the three storey and other buildings proposed could have their vertical impact reduced by changing their roof design and perhaps including sloping ends ?

Also it was mentioned that the IW Council had decided that in relation to applications near a flood prone area, the applicants had to prepare management plans and a method to deal with surface water run off and groundwater. This should enable more power to be given at the planning stage to ensure that new development will not increase flooding problems.

4. P/01219/11 – LBC/09474/D (N.W. Ward)

Flat A, 6, John Street, Ryde.

LBC for internal alterations to include removal of wooden floor, skirting boards, door lining to bedroom, laying of concrete floor, repair plaster and replace skirting boards, door lining and mouldings.

5. P/01236/11 – TCP/08917/J (N.E. Ward)

St. Cecelia's Abbey, Appley Rise, Ryde.

Siting of photovoltaic solar panels to roof of building within infirmary courtyard.

6. P/01246/11 – TCP/27922/B (N.W. Ward)

28, Buckland Gardens, Ryde.

Alterations, single storey extension to form gym, link corridor and enlarge garage, new pitched roof, dormer window on rear elevation, new deck area.

7. P/01264/11 – LBC/18847/K (N.W. Ward)

Ryde Tandoori, 45, Union Street, Ryde.

LBC for internal alterations for the installation of dumbwaiter.

8. P/01285/11 – TCP/13737/B (Binstead Ward)

19, Newnham Lane, Ryde.

Alterations, replacement of enlarged roof to provide accommodation within roofspace to include dormer window on side elevation.

9. P/01305/11 – A/01482/D and P/01306/11 – LBC/09069/K (N.W. Ward)

38, Union Street, Ryde.

Consent and LB Consent for non-illuminated name plate, 2 non-illuminated panel signs and internal alterations.

6. PLANNING DECISIONS

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

1. P/00953/11 & P/00954/11 (LBC) 40, St Thomas Street, Ryde.

Alterations and conversion of property from bedsits to form 5 flats.

APPROVE (*TC no objection subject to comments of Conservation Officer 8.8.11*)

2. P/00902/11 – 17, Winston Avenue, Ryde and land adjacent.

Demolition of single storey extension, proposed single storey rear extension to form dining room, dormer window on rear elevation to no 17 and erection of proposed end of terrace house.

APPROVE (*TC no objection 8.8.11*)

3. P/01056/11 – 79, Wellington Road, Ryde.

Alterations to convert existing garage into utility room and shower room.

APPROVE (*TC no objection 22.8.11*)

4. P/01044/11 – 159, High Street, Ryde.

Internally illuminated fascia sign and illuminated hanging sign.

APPROVE (TC OBJECT as illuminated signs not in keeping with the conservation area 8.8.11)

7. HIGHWAYS – ZEBRA CROSSING IN DOVER STREET

It is proposed to site a zebra crossing in Dover Street outside the entrance to Dover Park Primary School. Highways officers have had discussions with the School to ascertain that this is the most appropriate position and following site visits and pedestrian surveys they are in support. It is proposed to commence the works on 24th October and the Town Council has been asked to respond as to whether it supports the proposal by 30th September, prior to the date of Ryde TC Planning Committee on 4th October. Highways have been told that they can only have a formal view after this meeting but if any member of the Committee is likely to object to this can they please inform David Mellor before the weekend.

8. DATE OF NEXT MEETING

The next meeting has been scheduled for Monday 17th October 2011.

Planning Applications will be available 30 minutes before the meeting and can be viewed at planning on line at www.iwight.com/planning.