



RYDE

TOWN COUNCIL

PO Box 179,
Ryde IOW
PO33 9DR
27th April 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 3rd MAY 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 18th April 2011.

4. PROGRESS ON ACTION TAKEN

5. PLANNING APPLICATIONS

To receive and consider the following applications:-

1. 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.

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.

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.

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)

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.

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)

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.

(Comments on above 7 applications required by 6/5/11 and comments on following 2 applications required by 13/5/11)

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.

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.

6. PLANNING DECISIONS

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

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*)

7. LICENSING APPLICATIONS

Copies of all licensing applications can be viewed on

www.iwight.com/licensing

Mellish's, 43, High Street (app.2527)

An application has been received on behalf of Mrs Ramandeep Dhaliwel to supply alcohol at this shop. The application says this would be during the time the shop is open, between the hours of 0700 & 2300 for 7 days a week. She has had 12 years experience in off licence trading. Comments are required by 10th May.

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

Mr Alan Morris , on behalf of I.O.W. Island Games 2011 Ltd has applied 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. Security staff will assist with safety and checking attendance numbers. Comments are required by 16th May.

8. HIGHWAYS – POSSIBLE FREE PARKING FACILITY AND SPEED LIMIT IN LOWER HIGH STREET.

Mrs Pauline Reeks of Just Home, 35 – 36 High Street has 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 Ventnor had a free car parking arrangement for one day a week in a council car park and that she had heard that a request from Newport Council for a second free parking facility had been turned down by the I.O.W. Council. She asks 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 has 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 are rarely full and the High Street does not benefit from taxi and buses passing as in Union Street.

9. HIGHWAYS - CONSULTATION ON TRAVEL TO ST. MARY'S HOSPITAL

It was reported at the last meeting that the NHS consultation on arrangements for travel to and from St. Mary's Hospital, Newport will end on 13th May .It recognised travel and transport issues for patients, visitors and staff to and from the hospital and the consultation discusses 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. The document can be downloaded from the Travel to Hospital consultation pages at www.iow.nhs.uk/yoursay or follow the link from the homepage of their website. Copies can also be requested by email from travel@iow.nhs.uk.

10. CONSERVATION AREA DESIGNATION

The Delegated Decision Report for Conservation Area Designation had been published on the IWC website and the following sections which affect Ryde are reported for information.

The revised boundary for Ryde will expand on the existing Ryde Conservation 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.

A total of 11 responses were received for Ryde, with no objections. As a result, corrections and minor amendments have been made to the text. One comment was for the inclusion of Westfield Park but this was not accepted due to the difference in age and character. One amenity group felt that the document should go into more historical detail or define development

inappropriate to the area. Two amendments were made to the boundary based on officer comments.

The revised boundary for Ryde St John's will expand on the existing Conservation Area 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.

Five comments were received for Ryde St. John's with two objections and corrections and minor amendments have been made to the text and boundary. One objection was against the inclusion of a 20th Century development to the north of St John's Park but it was felt appropriate to include this area to protect boundary walls and exclusion would hinder management of the designation in this prominent location. Another objection requested the exclusion of St Cecilia's Abbey but as the Abbey does not have any permitted development rights so designation would not affect the day to day management of the Abbey.

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.

11. ISLAND PLAN REGULATION 27 PROPOSED SUBMISSION CORE STRATEGY

It was reported at the last meeting that 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 is available at www.iwight.com/corestrategy and a hard copy had been received to facilitate consideration of this important document.

12. LOCAL LIST NOMINATIONS

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

www.iwight.com/living_here/conservation_and_design .

However, there is little time for proper consideration to be given and applications made for any nominations, so members may wish to give consideration to this as an ongoing process so that any nominations may be brought to a subsequent meeting of the IW Council Panel.

13. DATE OF NEXT MEETING

The next meeting has been scheduled for Monday 16th May 2011.

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

