



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 28th NOVEMBER 2011 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

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

Also Present: Mr and Mrs D. Moore, Mr P. Warren, Mr A. Williams and one other member of the public.

In attendance: David Mellor

202/11 APOLOGIES

Apologies for absence were received from Councillor Debbie Taylor .

203/11 MINUTES

RESOLVED that the minutes of the Planning Committee held on 14th November 2011 be approved as a true and accurate record of the meeting and signed by the Chairman.

204/11 PROGRESS ON ACTION TAKEN

P/00885/11 – TCP/24115/A (Binstead Ward)

Fairways, Quarr Road.

Demolition of dwelling and erection of detached dwelling.

On 8th August the Committee objected to this application for four reasons, the following two of which related to the size of the proposal:-

- A building of this height and in this location is inappropriate in this small Area of Outstanding beauty and much larger than the building proposed for demolition. Should this proposal go ahead it would seriously compromise the visual amenity of the locality which should be protected from unnecessary large scale developments of this nature.
- A building of the size, scale and design proposed would be visually intrusive and not be compatible with other buildings in the area.

A revised plan had been received showing a reduction in height by the removal of the second floor .

RESOLVED that no change be made to the comments made by this Committee in August 2011 which shall also apply to the revised application.

Highways - Bullen Road Area

A meeting was held in the Town Council Office at 2.30 pm on 28th November with The Mayor, Councillors Graham Pearce and David Woodward, Mr Kevin Burton of IWC Highways and Mr and Mrs C. Nicholson of Bullen Road. The Mayor reported that Mr Burton had agreed to advertise a proposed 30 mph speed restriction for the section of Bullen Road between Westridge and the bend and also to advertise a proposed 6'6" width restriction for vehicles using Bullen Industrial Estate and wishing to turn into Bullen Road from Cothey Way. The removal of shrubs at this junction would also be reviewed.

RESOLVED that the Committee records its pleasure at the positive outcome of the discussion and that it endorses the actions agreed at the meeting.

205/11 PLANNING APPLICATIONS

Councillor Conrad Gauntlett declared a pecuniary interest in the following application and left the meeting during discussion of this item. Councillor David Woodward declared a personal interest in this item as he knew the applicant and Councillors Graham Pearce and Tim Wakeley declared similar personal interests in this matter as they knew fellow Councillor Conrad Gauntlett.

1. P/01322/11 – TCP/30335/A – Haylands Ward

Rosemary Vineyard, Rosemary Lane, Ryde.

Single storey extension to existing wine shop to form wine tasting area.

RESOLVED that no objection be made.

2. P/01476/11 – TCP/23646/E – Haylands Ward

Swanmore County Middle School, Bettsworth Road, Ryde.

Demolition of school buildings; outline for residential development of 24 units, alterations to vehicular access and associated landscaping.

RESOLVED that no objection be made.

3. P/01520/11 – TCP/29837/B – West Ward

Land adjacent 17, Winston Avenue, Ryde.

Detached house with parking and formation of vehicular access off Winston Close (revised plans)

RESOLVED that no objection be made.

4. P/01588/11 – LBC/09069/L – North West Ward

38, Union Street, Ryde. (HSBC)

LBC for internal alterations; non illuminated name plate; non illuminated fascia sign; non illuminated projecting sign.

RESOLVED that no objection be made.

5. P/01532/11 – TCPL/11325/P & P/01533/11 – LBC/11325/N – North West Ward
22, Union Street, Ryde (Liz Earle Union Store)
Replacement shop front and internal alterations.

RESOLVED that no objection be made.

206/11 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:-

1. P/01219/11 – 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.

APPROVE (*TC no objection subject to Conservation Officer 4.10.11*)

2. P/01236/11 – St Cecilia's Abbey, Appley Rise, Ryde.

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

APPROVE (*TC no objection 4.10.11*)

3. P/01246/11 – 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.

APPROVE (*TC no objection 4.10.11*)

4. P/01264/11 – Ryde Tandoori, 45, Union Street, Ryde

LBC for internal alterations for the installation of dumbwaiter.

APPROVE (*TC no objection subject to Conservation Officer 4.10.11*)

5. P/01355/11 – West Turret, 2, The Strand.

Conservation Area Consent for demolition of garages.

APPROVE (*TC no objection subject to Conservation Officer 17.10.11*)

6. P/01210/11 & P/01212/11 – West Turret, 2, The Strand.

Consent and LBC for demolition of garages and section of wall; internal and external alterations, single storey extension to annexe; repair and restoration works to roof, windows and stonework, replacement fencing, alterations to rear boundary wall, new retaining wall, boundary wall and access gates, store, paving in rear garden.

APPROVE (*TC no objection subject to Conservation Officer 17.10.11*)

207/11 ISLAND PLAN CORE STRATEGY – CONSULTATION FOLLOWING HEARING SESSIONS

In the public notices section of the Isle of Wight County Press on 11.11.11. there was a notice "Island Plan Core Strategy – focussed consultation following examination hearing sessions". The IW Council had submitted to the Inspector the final schedule

of suggested changes and an accompanying Environmental Assessment of the changes. There was now a four week period of focussed consultation on these suggested changes, running until noon on 9.12.2011.

The response of the Town Council to the proposed submission core strategy was considered by this Committee on 16th May and passed to the IW Council. It mentioned that area action plans would be prepared to carry the detail of the strategy and , amongst other things, supported the proposals on P.40 regarding Economic Development and the allocation of 14.7 hectares of land south of Nicholson Road adjacent to the current industrial estate.

However the Town Council's main concern in the response sent in May was regarding Housing and the identified 1,900 additional dwellings for Ryde for the period 2011 to 2027 which was less than specific.

It was felt that Objective 17 of Area Action Plan 2 Ryde was meaningless - "establish whether further infrastructure provisions will be required to support the level of growth proposed" suggests strongly that there may not be a need for further infrastructure development which would be bad for areas currently subject to flooding or to heavy transport going through residential areas and for the long term viability of the Town Centre . Objective 17 remained in the schedule of changes. SP2 Housing deletes the word "new" from dwelling targets which suggests that a small part of the 1900 could be met by conversions.

Members supported their previous comments that whilst no specific residential sites had been identified, apart from the concern regarding flood plains there was a strong need to protect the green areas on the periphery of Ryde and it was important to query the appropriateness of the 1900 together with the likely 40% of this being social housing and to ask if these would be expected to be occupied by existing Island Residents? and that Social Housing will not address the homeless situation on the Island.

Another matter of importance to Ryde and included in the original document relates to Development Management Policy 15 (Flood Risk) (Page 164). However, on page 7 para 1.27 a new para is added regarding the identification on the proposals map of areas of protection, flood risk, allocated sites for particular uses; and sets out areas to which specific policies apply. To ensure that locally designated sites can be properly identified as soon as possible after designation the Council will be providing an online version of the proposals map .

The 32 pages of suggested changes were generally amendments and corrections to the original 252 page document and matters of detail. However this period of consultation gives the Town Council another opportunity to comment.

RESOLVED that:-

1. - the schedule of suggested changes be noted and the IW Council be informed that this Council re-affirms the points made in May regarding the original document as mentioned above, including support for Development Management Policy 15 (Flood Risk) and the IW Council's new statutory responsibilities in the area of flood risk as a "Lead Local Flood Authority" with powers as a "Sustainable Drainage Approving Body" as set out in paragraph 7.265.

2.- As at an I W Association of Local Councils Training Day, Planning Consultant Glyn Hepburn had mentioned a figure of 2200 new houses for Ryde confirmation

be sought that this amount quoted was incorrect and that if not, the additional 300 dwellings above the target of 1900 cannot be justified.

3.- A future contact reference be made with the Environment Agency and it be suggested that the Environment Agency place a flashing beacon on the pump house to reassure local residents that it is working during times of potential flooding in the low lying area of Ryde and that the Agency be asked what is their maintenance strategy for the Monkton Mead Brook and for the outfall on the beach which frequently becomes obstructed by sand.

Councillor Conrad Gauntlett declared a non pecuniary interest in this item as he owned property near to the Pennyfeathers site mentioned in debates on the Island Plan Core Strategy.

208/11 APPEAL DECISION

The Committee noted with regret that the appeal against refusal of application No. P/01005/10 for a detached chalet bungalow on land to the rear of 42 Brookfield Gardens had been ALLOWED.

209/11 LICENSING

Dos Amigos 5 Union Street

An application had been received from Mr P Hetherington to extend his licence hours to stay open later to serve food and alcohol from 11p.m. – midnight Monday, Tuesday and Wednesday, Thursday until 1 a.m. Friday and Saturday to 2 a.m. Sunday until 12 and 2.30 a.m. on New Year's Eve. The Committee was not aware of anything to the contrary regarding these premises and was unable to make any useful informed comment.

Applications for later closing hours

A police constable had asked Councillor Graham Pearce what the Town Council felt about later closing hours so the Committee was asked for its comments. It was felt that this enquiry was inappropriate as if the Police had any concern regarding a particular instance or matter they should do so through the Local Inspector to the Clerk

210/11 HIGHWAYS – DIVERSION OF FOOTPATH R57

As a result of Planning Approval TCP/22187/H at the Busy Bee Garden Centre, Brading Road, the IWC Rights of Way Officer considers it to be in the interest of the public to formally divert a section of footpath R57 near the main road. The proposed order will make provision for the landowner to construct the new path to the satisfaction of the IW Council in accordance with their seven conditions. The Committee was not impressed with this late application for a diversion and

RESOLVED that the IW Council be informed that the Town Council considers that this proposal would create a danger to pedestrians and cause them to cross the entrance to the garden centre nearer to the Brading Road and create a hazard by encouraging them to cross the Brading Road by the roundabout.

211/11 HIGHWAYS – PROVISION OF GRIT/SALT BINS

Mr D.J. Reynolds of Haylands had previously suggested that 3 grit boxes be provided in his area, maintained by the IW Council but for application by residents during extreme icy conditions. He had earlier sent the Town Council a copy of the reply from Highways, who stated that it will not be possible to comply because of a directive to reduce the use of salt. They did mention that if a Local Council was minded to supply, stock and maintain grit bins they would licence such bins if safe locations could be identified. This Committee deferred consideration for information on costings to be prepared and the Highways Office were consulted.

The Maintenance Manager, Teresa Mitchell replied and was not aware that the IW Council had ever supplied grit bins and said that such bins would cost between £100 and £200 without the supply of rock salt. She had heard that other authorities had encountered problems and the salt will be taken from the bin very quickly by residents once frost starts and the Town Council would need to be in a position to promptly replenish the bins and to be able to afford the on going cost. It would be likely to be inundated by phone calls should the bins run out of salt as the expectation that salt would be provided would have been raised. Rock salt from a builder's centre would cost £5 for a 25k bag and if the IW Council's supplier agreed to supply it , arrangements would need to be made to collect it, take it to the bin and unload it . Bins tend to get used for litter which the TC would have to remove and nothing could be done to prevent the salt being taken on a large scale for private or commercial purposes. The present policy of the Highway Authority is not to provide them on the Highway as it would lead to a significant increase in the amount of salt usage and require a major increase in budget provision.

RESOLVED that the suggestion that the Town Council should provide and maintain grit/salt bins be not proceeded with.

212/11 DATE OF NEXT MEETING

The next meeting will be held on Monday 12th December 2011.

The meeting closed at 8.38 pm.

Signed Dated