



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 12th DECEMBER 2011 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

Present: Councillors Conrad Gauntlett, David Knowles (Mayor), Graham Pearce, Debbie Taylor, David Woodward and Tony Zeid

Also Present: Mr and Mrs D. Moore and Mr P. Warren.

In attendance: David Mellor

213/11 **APOLOGIES**

Apologies for absence were received from the Chairman, Councillor Tim Wakeley. In his absence the Chair was taken by the Vice-Chairman, Councillor Debbie Taylor.

214/11 **MINUTES**

RESOLVED that the minutes of the Planning Committee held on 28th November 2011 be approved as a true and accurate record of the meeting and signed by the Chairman.

215/11 **DECLARATIONS OF INTEREST**

Application P/01632/11 – Busy Bee Garden Centre

Councillor David Woodward declared a personal interest in this application as he knew the applicant.

Councillor Debbie Taylor declared a personal interest in this application as her husband was a friend of the applicant.

Councillor David Knowles declared a personal interest in this application as he was the Local Ward Councillor.

216/11 PLANNING APPLICATIONS

1. P/01632/11 – TCP/22187/L (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 (revised scheme).

RESOLVED that no objection be made.

2. P/01633/11 – TCP/13123/A (Binstead Ward)

38, Arnold Road, Ryde.

Demolition of shed/garage; Outline for a pair of semi detached houses with parking; formation of vehicular access and alterations to existing vehicular access.

RESOLVED that objection be made as this application to build two houses in the front garden of no. 38 would be “tandem development” and be out of character with other properties in the road and contrary to P.P. Guidance 3 (development of garden land)

3. P/01661/11 – TCP/03536/R (Binstead Ward)

Land at The Quarry, Binstead Road, Ryde.

Proposed detached dwelling.

RESOLVED that no objection be made.

4. P/00728/11 – LBC/00978/T (N.E. Ward)

Ryde Castle Hotel, Esplanade, Ryde.

LBC for replacement of 28 steel casement windows with conservation timber casement windows.

RESOLVED that no objection be made.

5. P/01248/11 – TCP/03160/F (Binstead Ward)

Wychwood, Quarr Hill, Ryde.

Retention and completion of alterations and three single storey extensions to form kitchen, conservatory and double garage; new roof over existing carport/garage; 2m. high front boundary fencing.

RESOLVED that no objection be made.

6. P/01563/11 – TCP/17423/B (N.E. Ward)

6, Monkton Street, Ryde.

Single storey rear extension to enlarge shop area; alterations to stone boundary wall; 4 refrigeration condensing units (revised scheme)

RESOLVED that objection be made as the Committee does not agree that:-

1. Condensing units rated at 32 decibels output should be situated close to the bedroom of a next door resident and it is asked if the Environmental Health

Officer is satisfied with the noise levels emitted from the four refrigeration condenser units.

2. Existing plans had no shed marked on them but the proposed plans had an existing shed storage area parked on them.

3. The neighbour's wall should be demolished and be incorporated into the building.

4. The entrance to the rear through the stone wall is shown to be an improvement with the wall being re pointed and the missing bricks filled in. It is asked that the Conservation Officer should give careful consideration to this proposal.

7. P/01567/11 – A/02551/A (N.E. Ward)

6, Monkton Street, Ryde.

2 non illuminated fascia signs, 3 black boards; gas lamp.

RESOLVED that no comment be made because of the uncertainties arising from the previous application.

8. P/01593/11 – TCP/21454/C (N.W. Ward)

72, West Street, Ryde.

Change of use of lower ground floor to form a clinic and associated facilities.

RESOLVED that no objection be made.

9. P/01597/11 – TCP/20523/G (N.E. Ward)

1, Monkton Street, Ryde.

Replacement of planning permission (P/01872/08 – TCP/20523/F : alterations and conversion of dwelling house into 3 flats to include 2 storey extension (revised scheme) in order to extend the time limit for implementation.

(In October 2008 R.T.Council raised no objection but asked for an amendment to the windows on the front elevation. Southern Water then originally objected but agreed revised plans which would reduce the surface water flows to the combined sewer, compensating for the additional foul water flows. Also the Environment Agency then had no objection as a flood risk assessment was satisfactory)

A neighbour was concerned about drainage and it was

RESOLVED that concern be expressed at the current drainage system and that the permission should not be renewed without the system being properly checked.

10. P/01698/11 – A/02585 (South Ward)

45, St. Johns Road, Ryde.

Retention of illuminated fascia sign and illuminated projecting sign.

RESOLVED that objection be raised as it is considered that the proposed illumination of a Funeral Director's premises to be unnecessary and that clarification be sought as to the term "intermittent" for the use of the proposed Lighting which it considers to be inappropriate.

11. P/01717/11 – TCP/ 14964/G & P/01718/11 – LBC/14964/F (N.W. Ward)
40, St. Thomas Street, Ryde.
Alterations and conversion of property to form 5 flats (revised scheme)

RESOLVED that no objection be made, subject to any comments of the Conservation Officer.

217/11 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/01396/11 – High View, 45, Spencer Road, Ryde.

Alterations, single storey extension at first floor level to provide additional living accommodation to include balcony on front elevation.
APPROVED (TC no objection 17/10/11)

2. P/01395/11 - 18, Mayfield Road, Ryde.

Demolition of garage, proposed two storey side extension and single storey rear extension to provide additional living accommodation.
APPROVED (TC no objection 17/10/11)

3. P/01498/11 - The Grove, Grove Road, Ryde.

Revisions to plot 6 to include conservatory, patio and covered seating area.
APPROVED (TC no objection 31/10/11)

4. P/01133/11 - 51, St. Michaels Avenue, Ryde.

Demolition of utility room and shed, single storey side and rear extension to enlarge kitchen and form utility room and w.c., new shed/store.
REFUSED – Design, scale and excessive depth, out of scale and character, contrary to Policy D1 (design) and H7 extensions and advice in S.P.Guidance (extending your home) – (TC no objection 31/10/11)

5. P/01426/11 - Wrafton House, 46, Melville Street, Ryde.

Two storey rear extension to form 4 flats; alterations to existing building to include new windows at 2nd floor level on east elevation; new parapet extension to flat roof.
REFUSED – Size, scale and design, adverse impact on physical appearance of listed building and its setting, contrary to G4 (location) D1 (design) and planning policy statements 1,3 & 5 (sustainable development) – (TC Object – overdevelopment & insufficient amenity space 31/10/11)

6. P/01258/11 - Beach - Wood , Quarr Road, Ryde.

Retention and completion of swimming pool and summer house.
APPROVED with summer house withdrawn from the scheme subject to conditions:-
No development shall be carried out except from the approved plans;
Condition to protect high amenity trees;
Samples of finishes to be submitted;
Use of pool to be restricted to ancillary to the main dwelling.
(TC Object strongly for five reasons 31/10/11)

218/11 LICENSING

Coburgs, 70, Union Street – 038175

An application had been received to vary the conditions of licence no 3422 for Coburgs (formerly “The Squadron”). The Police and the Licensing Officer had no objection.

RESOLVED that no comment be made.

219/11 HIGHWAYS

B3330 – Appley Road

It was noted that an internal notification has been received that on 5/3/2012 from the length of B3330 Appley Road from its junction with Marlborough Road to Puckpool Hill it is intended to carry out road works to plane out old surfacing and replace with new and to carry out repairs as necessary.

220/11 DATE OF NEXT MEETING

The next meeting will be held on Tuesday 10th January 2012

It was agreed that, if necessary, any application requiring an urgent comment before the date of the next meeting be dealt with under delegated authority as before, by the Chairman, subject to consultation with the Clerk and all other members of the Council.

Members were reminded that the following dates in 2012 had been agreed for meetings of the RTC Planning Committee:-

23rd January, 7th and 20th February, 6th and 19th March, 3rd, 16th and 30th April and 15th May 2012.

The Committee noted that the IWC Planning Committee will meet on 20th December 2011, 31st January, 27th February, 27th March and 1st and 29th May 2012.

The meeting closed at 8.25 p.m.

Signed Dated