



RYDE TOWN COUNCIL

Town Hall Chambers
10, Lind Street
Ryde IOW
PO33 2NQ

Email: administration@rydetowncouncil.gov.uk

6th December 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 **MONDAY 12th DECEMBER 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 28th November 2011.

4. **PROGRESS ON ACTION TAKEN**

5. **PLANNING APPLICATIONS**

To receive and consider the following 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).

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.

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

Land at The Quarry, Binstead Road, Ryde.

Proposed detached dwelling.

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.

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.

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)

7. P/01567/11 – A/02551/A (N.E. Ward)

6, Monkton Street, Ryde.

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

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.

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.

10. P/01698/11 – A/02585 (South Ward)

45, St. Johns Road, Ryde.

Retention of illuminated fascia sign and illuminated projecting sign.

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)

6. PLANNING DECISIONS

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

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*)

8. LICENSING

Coburgs, 70, Union Street – 038175

Stewart Penton has applied to vary the licence no 3422 for Coburgs (formerly “The Squadron”). He states that the premises have been refurbished and modernised with the front bar (ambient music) and the rear bar (live music) with extensive soundproofing and they are now catering for a predominantly older age group. The application seeks to replace certain conditions with others but these details do not appear on the website . It is probable that the Police and Licensing have been consulted on this so they will be asked for their advice before the Committee gives an opinion or not.

9. HIGHWAYS

B3330 – Appley Road

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. Details of temporary traffic management proposals and the expected duration of the works have not yet been made available.

10. DATE OF NEXT MEETING

The next meeting has been scheduled for Monday 10th January 2012.

It is suggested that, if necessary, any application requiring an urgent comment before the date of the next meeting be dealt with under delegated authority as before , subject to consultation with other members.

In order to assist members with their diaries for 2012 the RTC Planning Committee will meet on:-

10th and 23rd January, 7th and 20th February, 6th and 19th March, 3rd, 16th and 30th April and 15th May 2012.

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

Planning applications can be viewed 30 minutes before the meeting and are on line at www.iwight.com/planning. Licensing applications are on www.iwight.com/licensing.