



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 10th JANUARY 2012 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

Also Present: Mrs D. Moore

In attendance: David Mellor

1/12 APOLOGIES

Apologies for absence were received from Councillor Debbie Taylor.

2/12 MINUTES

RESOLVED that the minutes of the Planning Committee held on 12th December 2011 be approved as a true and accurate record of the meeting and signed by the Chairman.

3/12 PROGRESS ON ACTION TAKEN

P/00885/11 – Fairways, Quarr Road, Ryde.

The Committee had previously objected strongly to this application for the demolition of a dwelling and erection of a detached dwelling which had been considered by the IW Council Planning Committee at the request of the Ward Member, Councillor Ivor Warlow. The Chairman of the Town Council Planning Committee, Councillor Tim Wakeley had spoken on behalf of the Town Council against this application at the IW Committee and the Town Council was very pleased to hear that the application had been refused by 6 votes to 3.

Highways – Temporary Closure of High Street from St. Thomas Square to Garfield Road.

The Town Council had been informed of the notice in the Press regarding the closure of the lower part of the High Street between 16.1.12 and 27.1.12. to facilitate sewer and footway works. It noted the alternative arrangements for traffic and

RESOLVED that the Highways Department be informed that the Committee was disappointed that they had not been informed or consulted earlier on this matter in order that local traders could be advised.

Highways – Coach “ Drop Off” Stop

The Ryde Business Association had requested consideration to be given to the provision of a coach “drop off” stop in Victoria Road to facilitate the use of the High Street by coach party visitors. The Highways Office had been asked about this suggestion and would be reminded.

Other Items

Progress on any outstanding matters regarding any action taken will be reported.

4/12 PLANNING APPLICATIONS

1. P/01616/11 – TCP/06207/B – (East Ward)

Pine Copse, Calthorpe Road, Ryde.

Demolition of porch, store and single storey side extension; proposed alterations; two single storey side extensions to provide additional living accommodation; new wood store.

Councillor David Woodward declared a personal interest in this matter as the applicant was, with him, a member of the Ryde Regatta Steering Group.

RESOLVED that no objection be made.

2. P/01807/11 – TCP/30153 & P/01808/11 – (North West Ward)

Former site of Wight Motors, Lind Street, Ryde.

Demolition of vacant garage premises and erection of a 3 storey building to form a 41 bedroom Travelodge Hotel.

RESOLVED that

- 1. The Council has no objection in principle but would expect the concerns raised on line to be taken into consideration and that any requirements of the Conservation Officer are complied with.**
- 2. The Council supports the view of the Isle of Wight Society that the existing buildings include historical fabric from the former WW1 Royal Naval Air Station at Bembridge and that this material should be removed and protected before any works take place.**

3. P/01814/11 – TCP/16336/A –(Binstead Ward)

Land at 21, Newnham Lane, Binstead.

Proposed detached dwelling with vehicular access and parking.

RESOLVED that no objection be made.

4. P/01826/11 – TCP/30843 – (West Ward)
30, Grange Avenue, Ryde.
Retention of raised deck area on rear elevation.

RESOLVED that no objection be made.

5. P/01833/11 – TCP/06565/C & P/01843/11 – CAC/06565/D –(North West Ward)
Tighnabruaich, 39, Spencer Road, Ryde.
Demolition of single storey rear and side extensions; proposed alterations and single storey rear and side extensions to enlarge living accommodation; new decked areas on front and rear elevations.

RESOLVED that no objection be made.

6. P/01799/11 – TCPL/20297/S & P/01800/11 – LBC/20297/R – (North East Ward)
Land adjacent to Calshot House, 1, Belvedere Street, Ryde.
Replacement of planning permission (P/00207/09) and listed building consent (P/00208/09) for demolition of garage and extension; proposed three storey block to form three flats, in order to extend the time limit for implementation.

RESOLVED that no objection be made.

7. P/01795/11 – AGN/15307/Z – (East Ward)
Bartletts Green Farm, Brading Road, Ryde.
Agricultural prior notification for two polytunnels.

RESOLVED that no objection be made.

The Committee requested that the Planning Officer should possibly attend a future meeting and give guidance on the implementation of Planning Policy Guidance S3 on the development of garden land.

5/12 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/01445/11 – 22, Westwood Road, Ryde.
Demolition of outbuilding, single storey rear/side extension to provide utility room and family room.
APPROVED (*TC no objection 31.10.11*)

2. P/01471/11 – 15, Seldon Avenue, Ryde.
Alterations and single storey rear extension to form kitchen/diner; conservatory.
APPROVED (*TC no objection 31.10.11*)

3. P/01378/11 & P/01380/11 – 3, Wyndham House, 10, Melville Street, Ryde.
Removal of part of roof; proposed roof conservatory to include glass guard rail.
APPROVED (*TC no objection subject to Conservation Officer 14.11.11*)

4. P/01531/11 – 21, Pellhurst Road, Ryde.

Demolition of conservatory; proposed conservatory on rear extension.
APPROVED (TC no objection 14.11.11)

5. P/01322/11 – Rosemary Vineyard, Rosemary Lane, Ryde.

Single storey extension to existing wine shop to form wine tasting area.
APPROVED (TC no objection 28.11.11)

6. P/01520/11 – Land adjoining 17, Winston Avenue, Ryde.

Detached house with parking and formation of vehicular access off Winston Close.
APPROVED (TC no objection 28.11.11)

7. P/01287/11 – Land adjacent to Cranford House, Binstead Road, Ryde.

Detached house with parking.
APPROVED (TC Object – siting too near boundary and likely to damage tree roots 14.11.11)

The Committee was mindful of the previously reported decision to grant permission in respect of application P/01258/11 for the retention and completion of a swimming pool and summer house at Beach Wood, Quarr Road despite strong objection from residents and the Town Council. It requested that the Planning Officer responsible for Areas of Outstanding Natural Beauty should address the Committee on the protection of such areas. Concern had also been expressed at tree felling that had taken place between Quarr Road and the coastline.

6/12 DELEGATED COMMENTS – DECEMBER 2011.

The Committee noted the comments made under delegated authority by the Chairman, in consultation with other members of the Council, on the following applications requiring a comment before this meeting :-

1. P/01657/11 – 56, Hamilton Road, Ryde.

Demolition of porch, alterations, two storey rear extension to provide store at ground floor level – NO OBJECTION

2. P/01664/11 – Beardsalls, 2, High Street, Ryde

Replacement shop front, entrance door for flats at first and second floors, replacement windows at first and second floor level on front elevation.

OBJECT – The proposed alterations are a disappointment to the Town Council who had hoped that the opportunity would have been taken to re-introduce features more akin to the original period of this building, especially the upstairs windows, thus improving the façade and making it less reminiscent of 1950's blandness .

The Town Council hope that the developers will employ a more creative approach to the shop front design and thus improve the ambience of the High Street in the Conservation Area. The current proposal is viewed to :-

1. Be unsympathetic to the character of the original building.
2. Have a negative effect on the setting of a listed building in the Conservation Area.
3. Fail to enhance the appearance of buildings open to the general public ‘

3. P/01718/11 – 1, Northwood Drive, Ryde.

Alterations; single storey side and front extensions to form additional living accommodation and porch. – NO OBJECTION

4. P/01723/11 – 26, Bank Gardens, Ryde.

Alterations and conversion of existing office/workshop to form a dwelling.
NO OBJECTION to the proposed change of use which will enhance the locality. The Town Council asks that the planners and the developers seek to mitigate any sense of overlooking as feared by existing local residents.

5. P/01748/11 – 36, Swanmore Road, Ryde.

Replacement externally illuminated shop fascia sign.
NO OBJECTION to the reduced trough lighting on condition that it is only used when the shop is open and switched off at all other times.

6. P/01748/11 – 2, Hazelmount Paddock, Quarr.

Single storey side extension to provide annexed accommodation.
COMMENT – this is a very substantial extension which may be considered an over development of the site, in excess of 35% of the existing dwelling space. If the proposal is approved the Town Council requests written confirmation of the legal undertaking preventing any future subdivision of the property.

7. P/01622/11 – 16, Monkton Street, Ryde.

Demolition of rear single storey extension; proposed single storey rear extension to form bedroom and dressing area – NO OBJECTION

8. P/01777/11 – 11, Chapel Road, Ryde.

Conservatory and side extension. – NO OBJECTION

7/12 HIGHWAYS – DIVERSION OF FOOTPATH R57

On 28th November the Committee considered the proposed diversion of a section of footpath R57 near to the main Brading Road by the Busy Bee Garden Centre. It was felt 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 main road by the roundabout.

The IWC Rights of Way Officer had asked the Town Council to give the matter further consideration . However, the Councillor David Knowles reported that the land owner had requested a safety report from consultants.

RESOLVED that consideration be deferred for this report to be received.

8/12 HIGHWAYS – BULLEN ROAD AREA

Further to the action endorsed at the meeting of the Committee on 28th November, Councillor David Knowles reported that the IW Council had given notification of its proposal to reduce the 40 mph speed limit to 30 mph along that section of Bullen

Road between Westridge for a distance of 330 metres to the bend by the waste recycling area.

9/12 DATE OF NEXT MEETING

The next meeting will be held on Monday 23rd January 2012.

The meeting concluded at 8.20 pm.

Signed Dated