



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 25th JULY 2011 AT TOWN COUNCIL OFFICES, TOWN HALL CHAMBERS, 10, LIND STREET, RYDE

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

Also Present: Councillor Brian Harris, Mr C. Fox and one other member of the public.

In attendance: David Mellor.

133/11 APOLOGIES

Apologies were received from Councillor Debbie Taylor..

134/11 DECLARATIONS OF INTEREST

Councillors David Woodward and Graham Pearce declared personal non pecuniary interests in planning application P/00854/11 regarding Ryde Inshore Rescue as the Town Council was involved with some of its organisational matters.

135/11 MINUTES

RESOLVED that the minutes of the Planning Committee held on 11th July 2011 be approved as a true and accurate record of the meeting and signed by the Chairman.

136/11 PROGRESS ON ACTION TAKEN

1. Dover Street Junction with Melville Street

Following the presentation of the proposed one-way traffic system in Melville Street in an easterly direction from Dover Street to Monkton Street, the scheme had been advertised on 22nd July. An item would be placed on the agenda for the next meeting to consider the formal response of the Town Council.

4. PROGRESS ON ACTION TAKEN

1. Proposed one way traffic system for Melville Street

Following the objection of the Town Council to this proposal, the meeting between members of the Town Council and Kevin Burton, the Manager of the IW Council Traffic Department was held on 1st September. Mr Burton agreed not to proceed with the proposed one way system and has sent details of a general arrangement of works to the junction of Dover Street with Melville Street for the approval of the Town Council. Site characteristic prevent the introduction of an advanced give way sign on the east bound approach to the junction.

2. Highways – Queens Road

Following the request at the last meeting on 22nd August for consideration to be given to requiring reinstatement works to Queens Road to remedy any damage caused by construction traffic in connection with works to Ryde

School, Councillor Arthur Taylor understands that the footpath is going to be paved by the Contractors within the next few weeks from the main entrance to extend along the full length of the works.

5. PLANNING APPLICATIONS

To receive and consider the following applications:-

1. P/01129/11 – TCP/20702/E (N.E. Ward)

32, Nelson Street, Ryde.

Change of use of basement to form flat to be used as manager/staff accommodation in connection with the use of ground and first floors as a children's day nursery.

On 13th June and 27th June the Committee raised no objection to a similar application, P/00583/11.

2. P/01133/11 – TCP/30705 (Haylands Ward)

51, St. Michaels Avenue , Ryde.

Demolition of utility room and shed, proposed single storey side and rear extension to enlarge kitchen and form utility room and w.c., new shed/store.

3. P/01182/11 – TCPL/00863/M (South Ward)

St. Mary's R.C. Church, 55, High Street, Ryde.

Replacement of planning permission (P/00471/08 for partial demolition of building, residential development comprising conversion and rebuilding to provide 19 flats, proposed terrace of 8 houses, parking) in order to extend the time limit for implementation.

4. P/01183/11 – LBC/00863/L (South Ward)

St. Mary's R.C. Church, 55, High Street, Ryde.

Replacement of Listed Building Consent (P/00609/09) for demolition of building forming part of a church) in order to extend the time limit for implementation.

5. P/01195/11 – A/02576 (West Ward)

Land outside 79. Binstead Road, Ryde.

One internally illuminated advertising panel to be positioned on the side of new bus shelter.

6. P/00837/11 – TCP/17974/G (North East Ward)

58a Monkton Street, Ryde.

Variation of condition No. 7 on P/01227/07 to allow one less parking space to be provided on site.

7. P/01128/11 – LBC/14639/C and P/01154/11 – TCPL?14639/D (North West Ward)

11 Spencer Road, Ryde.

Consent and LBC for formation of new pedestrian access and new vehicular access with new entrance gates and piers.

8. P/01179/11 – TCP/27542/D (Haylands Ward)

Smallbrook Junction.

Proposed building to provide covered waiting area, ticket office and toilet.

6. PLANNING DECISIONS

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

1. P/00868/11 & P/00869/11 , 18 – 20 Melville Street (R, J .R. Solicitors)

Replacement of consent and listed building consent for proposed alterations to front boundary wall to include new railings, in order to extend the time limit for implementation.

APPROVE (*TC no objection 25.7.11*)

2. P/00843/11 & P/00844/11 – Flat 3, Wyndham House, 10, Melville Street.

Removal of part of roof, proposed roof conservatory to include glass guard rail.

REFUSE – The size, position, disjointed design and appearance of the proposal would be out of keeping with the character and appearance of this listed building and would fail to preserve the significance of the listed building and the character and appearance of the conservation area.

(*TC no objection subject to appropriate materials being used in the construction 25.7.11*)

3. P/00911/11 – 6, Pound Mead

Demolition of conservatory , single storey side extension to form lounge and shower room.

APPROVE (*TC no objection but that the IW Council be informed of the concerns of a neighbour regarding drainage and possible reduction of light 25.7.11*)

4. P/00684/11 – Land rear of 23, Union Street.

Erection of a pair of semi detached houses.

APPROVE (*TC object 25.7.11*)

5. P/00868/11 and P/00869/11 – 18/20 Melville Street, (RJR Solicitors)

Replacement of consent and listed building consent for proposed alterations to front boundary wall to include new railings in order to extend the time limit for implementation.

APPROVE (*TC no objection 25.7.11*)

6. P/00859/11 and P/00860/11 – LBC – The Penthouse, Prince Consort, St Thomas Street, Ryde.

Dormer window.

REFUSE – size, design, external appearance of proposed dormer would fail to preserve the character and appearance of the listed building and would cause harm to its significance. *(TC no objection subject to the observations of the Conservation Officer and to appropriate materials being used in the construction)*

7. PLANNING APPEALS

1. An appeal had been lodged against refusal of consent for application P/00435/11 for the formation of a vehicular access at 6, Garfield Road.
2. The appeal against refusal of permission P/01452/10 to extend the time limit for the demolition of buildings and the erection of a proposed three storey block of 14 flats with access off High Street at 91-93 High Street, Ryde has been ALLOWED.

8. DATE OF NEXT MEETING

The next meeting has been scheduled for Tuesday 4th October 2011. Planning Applications can be viewed 30 minutes before the meeting and are on line at www.iwight.com/planning

2. General Matters