



RYDE

TOWN COUNCIL

Town Hall Chambers
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25th October 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 31st OCTOBER 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 17th October 2011.

4. PROGRESS ON ACTION TAKEN

P/01271/11 – National Grid Site Off Park Road

This application will be determined by the IWC Planning Committee and not by an Officer under delegated powers. The Town Council will be informed when the meeting will be held.

5. PLANNING APPLICATIONS

To receive and consider the following applications:-

1. 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 (revised plans and re advertised application)

On 19th. September the Committee raised no objection to a similar application.

2. P/01211/11 – TCP/14932/H (N.E. Ward)

Amphill, Amphill Road, Ryde.

Retention and completion of single storey extension to provide bungalow; parking.

3. P/01258/11 – TCP/28152/C (Binstead Ward)

Beach – Wood, Quarr Road, Ryde.

Retention and completion of swimming pool and summer house.

4. P/01425/11 – TCPL/30306/B & P/01426/11 – LBC/30306/A (N.E. Ward)

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.

5. P/01445/11 – TCP/00705/E (N.W. Ward)

22, Westwood Road, Ryde.

Demolition of outbuilding, single storey rear/side extension to provide utility room and family room.

6. P/01471/11 – TCP/ 30766 (E. Ward)

15, Seldon Avenue, Ryde.

Proposed alterations and single storey rear extension to form kitchen/diner; conservatory.

7. P/01474/11 – TCP/04137/E (Binstead Ward)

The Bungalow, Quarr Hill.

Replacement planning permission (P/02650/08 – TCP/04137/D: demolition of chalet bungalow; construction of replacement dwelling) in order to extend the time limit for implementation.

8. P/01498/11 – TCP/29962/B (Haylands Ward)

The Grove, Grove Road, Ryde.

Revisions to plot 6 to include conservatory, patio and covered seating area.

6. PLANNING DECISIONS

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

1. P/01179/11 – Smallbrook Junction Station

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

APPROVE *(TC no objection 19.9.11)*

2. P/00968/11 – Kingarth House, Church Road, Binstead.

Demolition of detached annexe (Little Kingarth) and outbuildings. Alterations and conversion of dwelling to form two dwellings including two new conservatories and new dormer windows on north and south elevations, detached outbuildings to form studio, workshop, stores and two double car ports (revised scheme)

APPROVE *(TC no objection 25.7.11)*

3. P/01183/11 – 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.

APPROVE *(TC no objection 19.9.11)*

4. P/00837/11 – 58a Monkton Street, Ryde.

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

APPROVE *TC no objection 19.9.11)*

7. LICENSING

Café Coco, 30 Union Street – 037788

An application has been received from Michael Boyle to vary the premises licence at this licensed Bistro. He is currently licensed to sell occasional wine with food requiring a "knife and fork meal" and wishes to continue so but to trade as a "wine bar" between 6 and 10 pm. The premises have been re fitted to a high quality in January 2011 and entry to "Drinkers" will be refused.

Fowlers, 41 – 43 Union Street – 037808

An application has been received from J.D. Wetherspoon Ltd. to vary the conditions at their premises as agreed with the Police, to the effect that : All staff will be properly trained to prevent the sale of alcohol to underage and drunk persons: The need for door staff will be risk assessed and adequate staff provided as necessary: CCTV will be provided and images kept for 30 days and made available to the Police.

8. HIGHWAYS – BULLEN ROAD AREA

Mrs C. Nicholson of Bullen Road has been in email contact with IW Councillor Edward Giles and Highways Officer Kevin Burton together with IW and Town Councillor David Knowles regarding the increased speed of traffic in Bullen Road since resurfacing works . The speed limit is 40mph from Westridge to the sharp bend in Bullen Road, then 60mph and down to 30 mph at Pondwell. It is also claimed that the removal of

plants in Bullen Road has helped to increase the speed of vehicles exiting Cothey Way which is said to be used as a “ traffic rat run”. Mrs Nicholson and also Nettlestone Residents with IW Councillor Chris Barry have asked for a reduction in the speed limit in the section of Bullen Road near Westridge and it is understood that Kevin Burton has arranged traffic speed surveys to currently be undertaken.

Mrs Nicholson has asked Councillor Knowles if the Town Council can assist in this matter which is now placed before this Committee for consideration. There are clearly issues currently under consideration by Mr Burton and the Town Council has been asked to comment.

9. DATE OF NEXT MEETING

The next meeting has been scheduled for Monday 14th November 2011.

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