



# RYDE TOWN COUNCIL

PO Box 179,  
Ryde IOW  
PO33 9DR  
24<sup>th</sup> May 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 **TUESDAY 31<sup>st</sup> MAY 2011** at the **ACTIVITY ROOM, GEORGE STREET CENTRE, 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 attached minutes of the meeting held on 16<sup>th</sup> May 2011.
4. **PROGRESS ON ACTION TAKEN**

P/00519/11 – Site Inspection 17<sup>th</sup> May – Old Gas Works Site, off Park Road.

The site inspection of this site for a mixed development application comprising 13 houses, 5 live/work employment units and a 3 storey office building was held on 17<sup>th</sup> May and the following comments made:-

1 -- As the site is on the Monkton Mead Flood Plain Zone 3 and has been prone to flooding, Ryde Town Council seeks assurances that a flood risk assessment will be made and any recommendation therefrom complied with so that no building work shall commence on the site until the drainage authority is satisfied that adequate arrangements have been put in place to deal with surface water run off at critical times, including the provision of attenuation tanks of sufficient capacity to store flood water for later release by gravity and/or pumping into the Monkton Mead Brook. The Town Council would definitely not wish to see this site flooded if developed.

2 – The Town Council also asks if the Planning Authority is satisfied that all toxic materials have been removed from the site and replaced with clean fill so as not to prejudice the health and enjoyment of possible future residents of the site ?.

3 – The best design standards are sought for Ryde and the Town Council would prefer that the proposed mixed use units, particularly those visible from Park Road should reflect the design of existing Victorian buildings in the street scene with lower roofs and that the three storey and other buildings proposed could have their vertical impact reduced by changing their roof design and perhaps including sloping ends ?.

## **5. PLANNING APPLICATIONS**

To receive and consider the following applications:-

1. P/00550/11 – TCP/30547 (North West Ward)

Summerhill, 69, Spencer Road, Ryde.

Demolition of porch, proposed replacement porch with balcony and balustrading at first floor level, replacement of flat roof with pitched on rear single storey element, proposed porch on rear elevation.

2. P/00566/11 – TCP/03451/C (East Ward)

12, High Park Road, Ryde.

Demolition of front boundary wall, formation of driveway and vehicular/pedestrian access and construction of new boundary wall.

3. P/00585/11 – TCP/23114/E – ( Binstead Ward)

Sea Whispers, Church Road, Binstead.

Alterations, 2 single storey extensions, extension at first floor level, alterations to enlarge existing dormer windows on front elevation and 2 new dormer windows on rear elevations to provide additional living accommodation.

4. P/00607/11 – TCP/02720/B – ( North West Ward)

18, Westwood Road, Ryde.

Demolition of porch and conservatory, single storey rear extension to provide additional living accommodation, replacement porch, vehicular access.

5. P/00628/11 – TCP/30551 (West Ward)

67, Hillrise Avenue.

Demolition of porch and steps and proposed replacement porch and steps.

6. P/00553/11 – TCPL/11396/H & P/00554/11 – LBC/11396/G (North East Ward)

The Vine, 16, Castle Street, Ryde.

Conversion and alterations of former bed and breakfast to provide 5 self contained flats including new external staircase on rear elevation & Listed Building Consent.

(Comments on above applications required by 3<sup>rd</sup> June and comments on following applications required by 10<sup>th</sup> June )

7. P/00568/11 – TCP/23503/M (North East Ward)

Ryde Superbowl (formerly L.A. Bowl) The Pavilion, Esplanade, Ryde.

Use of terraced area as designated seating area including installation of removable metal bollards and canvas wind screens.

8. P/00571/11 – A/02022/C & P/00572/11- LBC/23503/L

Ryde Superbowl (formerly L.A. Bowl) The Pavilion, Esplanade, Ryde.

Two illuminated fascia signs & Listed Building Consent.

9. P/00671/11 – TCP/15704/D (South Ward)

94, High Street, Ryde.

Partial demolition of building, alterations, formation of first floor to create self contained residential unit accessed by external staircase on front elevation and Juliet balcony on rear elevation, courtyard ,continued use of ground floor as joinery workshop and associated retail (revised scheme)

10. P/00678/11 – TCP/08222/L (North East Ward)

Dorset House, 31, Dover Street, Ryde.

Proposed bungalow to provide manager's accommodation (revised scheme)

## 6. **PLANNING DECISIONS**

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

1. P/00367/11 – Acorns, Church Road, Binstead

Alterations and single storey extensions to form utility room and wetroom with a garden room.

APPROVED (*TC no objection 5.4.11*)

2. P/00245/11 – Queen's Keep, Esat Hill Road, Ryde

Vehicular access and parking area to include new wall and piers

APPROVED (*TC no objection 18.4.11*)

3. P/00251/11 -6, Beech Grove, Ryde.

Retention of chalet in garden providing self contained living accommodation.  
APPROVED (*TC no objection 5.4.11*)

4. P/00385/11 – 5, Cleavers Close, Binstead.

Single storey side extension to enlarge lounge.  
APPROVED (*TC no objection 18.4.11*)

5. P/00340/11 – Meadowbrook Day Centre, Salters Road, Ryde.

Construction of 3 outbuildings to provide a boathouse, potting shed and activity room.  
APPROVED (*TC no objection 18.4.11*)

6. P/00330/11 – 20, Cross Street, Ryde.

Change of use of premises to form a fish foot spa.  
APPROVED (*TC no objection 18.4.11*)

7. P/00358/11 – 80, Upton Road, Ryde.

Two storey side extension to enlarge living accommodation.  
REFUSED on D1 (design) G4 (location criteria) H7 (extensions) and against home extensions guidance advice. (*TC Object to design of flat roof extension which would diminish visual amenity of street scene 18.4.11*)

8. P/00343/11 – 9, Chestnut Close, Binstead.

Alterations and proposed single storey rear extension to enlarge living accommodation, porch, detached garage, alterations to access and erection of shed.  
APPROVED (*TC no objection 18.4.11*)

## **7. PLANNING APPEALS**

P/01365/10 – Vectis Animal Feeds, Prestwood Dairy, Smallbrook Lane.

An appeal has been lodged against the refusal of this application to remove a condition on TCP/04655/J to enable the continued use of the premises as a retail outlet, including the sale of household goods and pet foods for a period of 18 months. The Town Council previously raised no objection subject to the 18 month term.

P/00923/10 – The Grove, Grove Road, Ryde.

The appeal against refusal of consent for the demolition of the existing dwelling and construction of 7 dwellings has been ALLOWED.

## **8. LICENSING**

Mellish's, 43, High Street, Ryde (2527)

Following the Committee's withdrawal of its objection to an off licence at its last meeting, consent has been granted subject to additional conditions as agreed with the Police.

Hong Kong Express, 3, Esplanade, Ryde. (3526)

An application has been received for a variation of premises licence from Mr Lin Bun Hang so that a temporary bar can be used during the IW Scooter Rally between the hours of 1000 and 0300, Thursdays to Sundays only each year. Comments are required by 13<sup>th</sup> June.

Simeon Street Recreation Ground (83781)

An application for street trading consent has been received from Mr Chris Slain of the Carnival Learning Centre to operate 3 trading stalls between 1000 and 2200 hours on 25<sup>th</sup> June, the day of the Island Games Opening Ceremony. Comments are required by 6<sup>th</sup> June.

Licensing applications can be viewed on [www.iwight.com/licensing](http://www.iwight.com/licensing)

**9. HIGHWAYS**

The Highways Office has informed the Town Council that they have received a request for double yellow lines in Pell Lane and that they would consider this at their 2012 review of parking restrictions.

**10. DATE OF NEXT MEETING**

The next meeting has been scheduled for Monday 13<sup>th</sup> June 2011

Planning applications can be viewed on [www.iwight.com/planning](http://www.iwight.com/planning) and will be available 30 minutes before the meeting