



RYDE
TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 31st MAY 2011 AT THE ACTIVITY ROOM, GEORGE STREET
CENTRE, RYDE

Present : Councillors Conrad Gauntlett, Graham Pearce , Tim Wakeley and David Woodward.

Also present : Mr and Mrs David Moore .

In attendance : David Mellor .

98/11 **APOLOGIES**

Apologies for absence were received from Councillor Debbie Taylor.

99/11 **MINUTES**

RESOLVED that the minutes of the meeting of the Planning Committee held on 16th May 2011 be approved as a true and accurate record of the meeting and signed by the Chairman.

100/11 **PROGRESS ON ACTION TAKEN**

Highways – possible free parking facility and lower speed limit in High Street

The request for Highways to make an order to reduce the speed limit in the pedestrian part of the High Street and to allow free parking in local car parks from 1030 to 1500 hours on Thursdays was being considered. Speed checks would be made by Highways and the car park request would be followed up.

P/00519/11 – Site Inspection 17th 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 17th 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 ?.

Councillor Conrad Gauntlett had mentioned an interesting decision by the IW Council that related to this application and any other planning application in or near a flood prone area and disposal of surface water, as in future, any planning application has to prepare management plans and a method to deal with surface water run off and groundwater. Also. If these water management assets serve more than one property, it will have to be maintained by the Local Authority when completed to the satisfaction of the Council. This should enable more power to be given at the planning stage to ensure that new development will not increase flooding problems.

101/11 PLANNING 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.

RESOLVED that no objection be made.

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.

RESOLVED that no objection be made.

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.

RESOLVED that no objection be made.

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.

Councillor David Woodward declared a personal and non prejudicial interest in this application as he knew the applicant and he abstained from voting.

RESOLVED that no objection be made.

5. P/00628/11 – TCP/30551 (West Ward)

67, Hillrise Avenue.

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

RESOLVED that no objection be made.

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.

RESOLVED that no objection be made subject to the comments of the Conservation Officer.

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.

RESOLVED that no objection be made provided that no pedestrian rights of way are impeded or restricted.

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.

RESOLVED that the Conservation Officer be asked to look at this application critically to ensure that any signage is consistent with the listed status of the building.

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)

RESOLVED that no objection be made.

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)

Councillor David Woodward declared a personal and non pecuniary interest in this application as he knew the applicant and he abstained from voting.

102/11 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/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*)

103/11 PLANNING APPEALS

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

An appeal had 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 had been **ALLOWED**. A copy of the IW Council refusal notice would be sent to members for information.

104/11 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 had been granted subject to additional conditions as agreed with the Police.

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

An application had 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.

RESOLVED that :- 1. concerns be raised at the potential for disorder arising from this application and that the licensing authority be asked to look at it very carefully in consultation with the Police.

2. The Police or the Licensing Officer be asked to give the Committee general examples and guidance to assist them with considering licensing applications.

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 25th June, the day of the Island Games Opening Ceremony.

RESOLVED that no objection be raised although it was not clear what items would be sold or traded.

105/11 HIGHWAYS

Pell Lane

The Highways Office informed the Town Council that they had received a request for double yellow lines in Pell Lane and that they would consider this

at their 2012 review of parking restrictions. No further information was available as to the reasons for this request.

RESOLVED that as an ongoing consultation the Highways Department be asked to bring to the Council's attention real issues that are currently under consideration

Swanmore Road

As an urgent item , Councillor Conrad Gauntlett raised a problem caused by vehicles parking in the restricted waiting area by pedestrian crossing by the Welcome Store near the junctions of Osborne Road with Swanmore Road. The restrictions were not being enforced and this would be brought to the attention of the Highways Department.

106/11 DATE OF NEXT MEETING

The next meeting will be held on Monday 13th June.

The meeting closed at 8.16 pm.

Signed Dated