



RYDE TOWN COUNCIL

PO Box 179,
Ryde IOW
PO33 9DR
21st June 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 27th JUNE 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 13th June 2011.
4. **PROGRESS ON ACTION TAKEN**
5. **PLANNING APPLICATIONS**
To receive and consider the following applications:-

1. P/00760/11 – TCP/30087/A (South Ward)

Land at 25, Riboleau Street, Ryde.

Proposed pair of semi detached houses with parking and access off Riboleau Street (revised scheme).

2. P/00773/11 – TCP/15256/K (North West Ward)

188, High Street, Ryde.

Proposed replacement shop front for Earl Mountbatten Hospice (revised scheme).

3. P/00381/11 – TCP/30497 (Binstead Ward)

10, Quarr Close, Quarr.

Demolition of dwelling and garage, construction of dwelling (additional information – tree report received) (readvertised application)

This application was considered by the Committee on 18th April and no objection was raised but support was given to the concerns of the Quarr Residents regarding the possible damage to the roads leading to the site and the need for a bond to cover the cost of any repairs to the roads.

4. P/00583/11 – TCP/20702/D (North East Ward)

32, Nelson Street, Ryde.

Change of use of basement to form a flat to be used as manager/staff accommodation in connection with the use of ground and first floors as a children's nursery (revised description) (readvertised application)

This application was considered by the Committee at its last meeting on 13th June and no objection was raised.

5. P/00699/11 – TCP/30601 (South Ward)

The Green House Annexe site, land adjoining Pumping Station, Nicholson Road, Ryde. (Liz Earle)

Three storey building to provide office accommodation (class B1) with associated parking; formation of new vehicular and pedestrian access; provision of vehicular and pedestrian link to the adjoining Green House site.

6. PLANNING DECISIONS

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

1. P/00432/11 – 29a, High Park Road.

Lawful development certificate for continued use of annexe as a separate dwelling

APPROVED (*TC no objection 3/5/11*)

2. P/00550/11 – 69, Spencer Road.

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.

APPROVED (*TC no objection 31/5/11*)

3. P/00561/11 – 10, Wykeham Close, Binstead.

Replacement of planning permission (P/00419/08 – TCP/28228/B; for demolition of building and part garage; construction of three houses with garages/parking; vehicular access) in order to extend the time limit for implementation.

APPROVED (*TC object 16/5/11 as considered to be over development of site, design inconsistent with street scene and contrary to Planning Policy S3 – development of garden land*)

4. P/001947 – Dover Park School.

Siting of mobile classroom

APPROVED (*TC no objection*)

7. PLANNING APPEALS

Wight Motors Site – Lind Hill

The appeals against refusal of applications P/00725/10 and P/00726/10 for the demolition of redundant buildings and infrastructure and the construction of a three storey (57 bedroom) Travelodge Hotel with bin stores and cycle bay on the former Wight Motors Site at Lind Hill have been DISMISSED.

91 – 93 High Street

An appeal has been lodged against refusal of application P/01452/10 for the replacement of permission P/02966/06 for a three storey block of 14 flats with access off High Street, in order to extend the time limit for implementation. The appeal will be dealt with by written representations and a site visit, with comments due by 19th July.

8. LICENSING

Quay Road Car Park and Simeon Street Recreation Ground

The Committee had previously raised no objection to licences for these two sites on 25th June involving the playing of live and recorded music to mark the opening ceremony of the Island Games. Consent has been granted.

The Falcon Inn, 17, Swanmore Road

On 13th June the Committee considered a request to simplify the licence at these premises due to duplication of conditions and to clarify the conditions regarding allowing children on the premises. They felt it desirable for all children to be accompanied by an adult and that conditions 20 and 21 of the schedule should be retained or amended to reflect this view.

However, The Licensing Officer has approved the application, in consultation with the Police and states that the main reason to remove condition 21 is that they wish to start providing food and this would prohibit children from eating with their families. Also condition 20 can be removed because section 145 of the Licensing Act makes it an offence for children under 16 to be unaccompanied on premises if they are exclusively or primarily used for the supply of alcohol, therefore as it is already within the law it does not need to be imposed as a licensing condition.

9. PROPOSED BUS SHELTER CONCEPT – BINSTEAD

The IW Council has made an informal request for comments on a proposed Bus shelter concept at Binstead . This is before planning application stage and initially, the ward councillors have been consulted. However, comments are due by 30th June and the Committee may wish to look at the picture.

10. DATE OF NEXT MEETING

The next meeting has been scheduled for Monday 11th July 2011.

Planning applications can be viewed on www.iwight.com/planning and will be available 30 minutes before the meeting