



RYDE TOWN COUNCIL

PO Box 179,
Ryde IOW
PO33 9DR
19th July 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 25th JULY 2011** at **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 11th July 2011.

4. PROGRESS ON ACTION TAKEN

5. PLANNING APPLICATIONS

To receive and consider the following applications:-

1. P/00684/11 – TCP/11325/M – (North West Ward)
Land rear of 23, Union Street, Ryde.
Erection of a pair of semi detached houses.
2. P/00718/11 – TCP/20702/E – (North East Ward)
32, Nelson Street, Ryde.
Provision of new doorway on rear elevation to replace existing window opening.
3. P/00843/11 – TCPL/14051/K & P/00844/11 – LBC/14051/J (North East Ward)
Flat 3, Wyndham House, 10, Melville Street, Ryde.
Removal of part of roof, proposed roof conservatory to include glass guard rail.
4. P/00845/11 – TCP/03375/F – ((North East Ward)
Ryde Inshore Rescue, Esplanade, Ryde.
Replacement of planning permission (P/00829/08 – TCP/03375/E for alterations, first floor extension to form training rooms, kitchen and lookout viewing area, disabled persons access ramp on front elevation) in order to extend the time limit for implementation.
5. P/00859/11 – TCPL/24772/H & P/00860/11 – LBC/24772/G (North West Ward)
The Penthouse, Prince Consort, St. Thomas Street, Ryde.
3 dormer windows.
6. P/00868/11 – TCPL/13157/P & P/00869/11 – LBC/13157/N (North East Ward)
18 – 20, Melville Street, Ryde.
Replacement of consent and listed building consent (P/01868/08 – TCPL/13157/D & P/01869/08 – LBC/13157/H for proposed alterations to front boundary wall to include new railings) in order to extend the time limit for implementation.
7. P/00870/11 – TCP/04939/G (North West Ward)
22, West Hill Road, Ryde.
Proposed single storey rear extension, two dormer windows on rear elevation.
8. P/00911/11 – TCP/23888/A (Haylands Ward)
6, Pound Mead, Ryde.
Demolition of conservatory, single storey side extension to form lounge and shower room.
9. P/00913/11 – TCP/21673/C (West Ward)
Brambles, 21, Pellhurst Road, Ryde.
Alterations to convert garage into playroom/study.

10. P/00850/11 – TCP/30614 (Binstead Ward)

3, Quarr Place, Ryde.

2 storey rear extension to form kitchen on ground floor with bedroom over, single storey side extension to form porch, decking on rear and side elevations (revised description).

This application was brought before the Committee at its last meeting but consideration was deferred as a resident of Church Road had requested that the description be clarified. This has now been corrected, the plans have not changed and the owners of the Church Road property which backs onto the application site have no objection, subject to some requirements.

11. P/00968/11 – TCP/27642/C (Binstead Ward)

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)

6. PLANNING DECISIONS

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

1. P/01856/10 – TCP/19324/D – Casati House, 4, West Street, Ryde.

The IWC Planning Committee has APPROVED this application for the continued use of the property as bed and breakfast to include a private members club.

(TC no objection subject to appropriate conditions that will address the concerns raised by certain residents regarding noise and nuisance 8/2/11)

2. P/00607/11 – 18, Westwood Road, Ryde.

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

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

3. P/00571/11 & P/00572/11 – Ryde Superbowl (formerly L.A. Bowl)

Two illuminated fascia signs and listed building consent.

APPROVED *(TC request the Conservation Officer to look at this application critically 31/5/11)*

4. P/00678/11 – Dorset House, 31, Dover Street, Ryde.

Bungalow to provide manager's accommodation.

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

5. P/00671/11 – 94, High Street, Ryde.

Partial demolition of building, alterations, formation of first floor to create self contained residential unit, courtyard, continued use of ground floor as joinery workshop.

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

6. P/00666/11 – Ryde County High School, Pell Lane , Ryde.

New boundary fencing and gates.

REFUSED – inadequate and deficient information in terms of assessment of the impact of the development on existing trees and hedging without which the development could be contrary to U.D.P. policies G4 (location) D1 (design) & C12 (affecting trees and woodland)

(TC reluctantly no objection 13/6/11)

7. P/00435/11 – 6, Garfield Road, Ryde.

Formation of vehicular access.

REFUSED -1. This would enable the parking of a vehicle directly in front of the building which would not only detract from the appearance of the building and its setting but would be visually damaging to the street scene and would detract from the overall appearance of the conservation area contrary to PPs5 (planning for the historic environment) and G4 (criteria) and D1 (design of the U.D. Plan.)

2. This does not enable vehicles to turn on the site and enter and leave in forward gear, thus compromising safety contrary to policy TR7 (highways) of the U.D. Plan .

(TC no objection 16/5/11) – decision reported to Committee 11/7/11.

7. PLANNING APPEAL

P/01005/10 – Land rear of 42, Brookfield Gardens, Ryde

An appeal has been lodged against the refusal of consent for a chalet bungalow with vehicular access off Stonepitts Close.

8. LICENSING

“Shakalicious” Street Trading

An application has been received to sell:- shakes, smoothies, drinks, tea, coffee and confectionery items on various sites in Ryde, Sandown, Shanklin and Newport in conjunction with the consent of the landowner. The applicant has asked what dates or times would be possible or acceptable and is prepared to trade from Mondays to Sundays from 10am to 10pm.

The suggested sites in Ryde are :- Ryde Pavilion Car Park and North Walk and comments are required by 1st August.

“Sunny Days” Street Trading

An application has been received from Miss Sacha Chowdhury to sell :- handmade jewellery, silk scarves, linen scarves, trilby hats, pork pie hats and checked shirts from 8am to 6pm between Friday 26/8 and Monday 29/8.

Her stall would be 30’ by 4’ and sited by the sea wall and steps to the beach on the Esplanade due north of Union Street.

Persons seeking charitable donations.

Councillor Graham Pearce has asked the Committee to consider a problem caused by persons in the High Street seeking to encourage passers by to sign up for charitable donations.

9. DATE OF NEXT MEETING

The next meeting has been scheduled for 8th. August 2011.

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