



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 13th JUNE 2011 AT THE ACTIVITY ROOM, GEORGE STREET
CENTRE, RYDE**

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

Also Present: Mr and Mrs D.Moore.

In attendance: David Mellor.

107/11 **APOLOGIES**

Apologies were received from Councillors Debbie Taylor and Tim Wakeley.

108/11 **CHAIRMAN**

Councillor Conrad Gauntlett was elected as Chairman for this meeting.

109/11 **DECLARATIONS OF INTEREST**

Councillor Conrad Gauntlett declared a personal non pecuniary interest in planning application P/00719/11 regarding Trotters Riding School as he was a neighbour of the applicant.

110/11 **MINUTES**

RESOLVED that the minutes of the Planning Committee held on 31st May 2011 be approved as a true and accurate record of the meeting and duly signed by the Chairman subject to it being recorded that no objection was made to application P/00678/11 regarding 31, Dover Street, Ryde.

111/11 **PROGRESS ON ACTION TAKEN**

Planning Appeal – The Grove, Grove Road, Ryde

Following the report at the last meeting that the appeal against refusal of consent for application P/00923/10 for the demolition of a dwelling and the construction of 7 dwellings had been allowed, the details of the decision were

reported. The appeal site was garden land and the Government had amended Planning Policy Statement 3 (PPS3) on Housing so that private residential gardens in built up areas were excluded from the definition of previously developed land. This decision raised questions regarding the application of PPS3 (as in this case) as a reason for refusal and the main issue in this appeal was the effect of the proposed development on the character and appearance of the surrounding area.

112/11 PLANNING APPLICATIONS

1. P/00712/11 – TCP/03757/B (East Ward)

Sunninghill, 10, Thornton Close, Ryde.

Provision of dormer window with pitched roof at first floor level on east elevation.

RESOLVED that no objection be made

2. P/00556/11 – TCP/10859/L (North East Ward)

Land adjacent to and rear of 18, Barfield, Ryde.

Proposed three storey block of six flats with vehicular access off Park Road, parking, cycle and bin store.

RESOLVED that no objection be made and that the Planning Authority be asked to look closely at surface water drainage from the development and to ensure that the stone boundary wall was retained and maintained.

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

32, Nelson Street, Ryde.

Change of use of basement to form a flat.

RESOLVED that no objection be made.

4. P/00666/11 – TCP/19064/Y (West Ward)

Ryde County High School, Pell Lane, Ryde.

New boundary fencing and gates.

RESOLVED that no objection be made.

5. P/00711/11 – TCP/29799/B (Binstead Ward)

3, Gordon Close, Ryde.

End of terrace house with parking (a.o.r.m. or details)

RESOLVED that no objection be made.

6. P/00719/11 – TCP/27789/D (Haylands Ward)

Trotters Riding School, Ashley Road, Ryde.

Proposed turnout paddock with associated fencing.

RESOLVED that no objection be made.

7. P/00615/11 – TCP/30587 (Binstead Ward)
Hazelmount, Church Road, Binstead.
New entrance porch and detached garage.

RESOLVED that no objection be made.

8. P/00704/11 – TCP/30591 (Haylands Ward)
1b, Southfield Gardens, Ryde.
Conservatory on rear elevation.

RESOLVED that no objection be made.

9. P/00736/11 – TCP/30585 (East Ward)
3a, Somerset Road, Ryde.
Single storey rear extension to form kitchen.

RESOLVED that no objection be made.

10. P/00710/11 – TCP/07856/S (Binstead Ward)
Land adjacent to Paddock Chase, Pitts Lane, Binstead.
Replacement of planning permission (P/00812/09 – TCP/07856/P: detached house with integral garage) in order to extend the time limit for implementation.

RESOLVED that no objection be made but it is asked if this could now be considered to be garden land contrary to PPS3 ?.

113/11

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/00420/11 – Dover Park County Primary School, Dover Street.
Proposed new boundary fencing and alterations to existing fencing.
APPROVED (TC no objection but would like to see a gate in eastern boundary of fence 18.4.11)

2. P/00495/11 - 3. P/00496/11 & 4 P/00497/11 (LBC)
Michelangelo Italian Restaurant, 30 St. Thomas Street and 81, Union Street.
3 x Illuminated fascia signs and illuminated projecting sign;
Change of use from tourist information centre to provide additional café /deli & Restaurant area for Italian Restaurant including alterations to shop front;
Plus Listed Building consent for above .
APPROVE (TC no objection 3.5.11)

5. P/00498/11 – 11, The Mall, Binstead
Demolition of garage, proposed single storey side extension to form en-suite bedroom.
APPROVE (TC no objection 3.5.11)

6. P/00455/11 – Specsavers, 39, High Street.

Illuminated fascia sign and illuminated projecting sign.

APPROVE (*TC no objection to signs but objected to their illumination 18.4.11*)

7. P/01490/10 – 25, George Street.

LBC for retention of internal and external renovation works to include replacement windows and guttering, replacement of existing basement stairs and strengthening of roof.

APPROVE (*TC no objection subject to comments of Conservation Officer 8.3.11*)

8. P/00477/11 – 1, Spencer Glade.

Conversion of attic space to form 2 bedrooms and a bathroom including 3 dormer windows on rear elevation and 2 dormer windows on front elevation.

APPROVE (*TC object as likely to overlook adjacent properties 3.5.11*)

114/11 LICENSING

High Street Pedestrian Square – Request to place tables and chairs.

The Highways Department had received two letters of application to place tables and chairs in the pedestrianised area of the new precinct off the High Street and had asked that the Town Council should give them their observations on this.

Robert King of Alexander's Fish and Chip Shop of 14, John Street had asked to place 3 or 4 two foot square tables outside his premises and Alan Stockman of The Castle Inn, 164 High Street had asked to have seating outside his premises in the new area.

The Committee had no problem with Alexander's Shop being licensed to site tables and chairs on the pavement and the Castle Inn would have also to apply for a variation of their premises licence with the IW Council.

RESOLVED that no objection be raised, provided that:-

- 1. The seating arrangements are properly looked after and kept clean and tidy at all times so as not to cause nuisance , annoyance or obstruction to pedestrian users passing through the area.**
- 2. There is a clear demarcation or containment of each seating area so that users do not transfer from one area to the other.**
- 3. No obstruction is caused to emergency vehicles requiring access through the area.**

The Falcon Inn, 17, Swanmore Road – Application 3475.

Punch Taverns PLC had applied for a variation of premises licence at the Falcon Inn . No alterations are to be made to the premises but they propose to remove six conditions from their operating schedule and to replace them with two new conditions . They say that some conditions have become irrelevant and that this will simplify the licence due to some duplication of conditions. They also say it will clarify the conditions in respect of allowing children on the premises .

RESOLVED that it is felt desirable for all children on the premises to be accompanied by an adult and that conditions 20 and 21 of the schedule should be retained or amended to reflect this view.

115/11 DATE OF NEXT MEETING

The next meeting will be held on Monday 27th June 2011.

The meeting closed at 8 .24 pm

Signed Dated

Ref DRM – 110613 Minutes