



RYDE TOWN COUNCIL

Town Hall Chambers
10, Lind Street
Ryde IOW
PO33 2NQ

Email: administration@rydetowncouncil.gov.uk

14th February 2012

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 20th FEBRUARY 2012** at the **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 7th February 2012.

4. PROGRESS ON ACTION TAKEN

5. PLANNING APPLICATIONS

1. P/00026/12 – TCP/28152/D – Binstead Ward

Beach Wood, Quarr Road, Ryde.

Proposed summer house with plant room.

On 31/10/11 the Committee objected strongly, for 5 reasons, against application P/01258/11 for the retention and completion of a swimming pool and summer house at this property. However, this was approved with the summer house withdrawn subject to conditions:- No development shall be carried out except from the approved plans; Condition to protect high amenity trees; Samples of finishes to be submitted; Use of pool restricted to ancillary to main dwelling. It is now proposed to have a summer house.

2. P/01919/11 – LBC/00863/N - North East Ward

St.Mary's Presbytery, St. Marks Passage, Ryde.

Listed Building Consent for internal and external alterations including repointing.

3. P/00117/12 – TCP/12915/A – West Ward

26, Ratcliffe Avenue, Ryde.

Demolition of rear extension; alterations, single storey rear extension to form kitchen and breakfast room.

6. PLANNING DECISIONS

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

1. P/00728/11 – Hotel Ryde Castle, Esplanade, Ryde.

LBC for replacement of 28 steel casement windows with conservation timber casement windows. APPROVED (*TC no objection 12/12/11*)

2. P/01567/11 – 6, Monkton Street, Ryde.

2 non illuminated fascia signs, 3 black boards; gas lamp.

APPROVED (*TC no comment because of uncertainties about application P/01563/11 on 12/12/11*)

3. P/01593/11 – 72, West Street, Ryde

Change of use of lower ground floor to form a clinic and associated facilities.

APPROVED (*TC no objection 12/12/11*)

4. P/01717/11 & P/01718/11 – 40, St. Thomas Street, Ryde.

Alterations and conversion of property to form 5 flats.

REFUSED on design of basement flat (*TC no objection 12/12/11*)

5. P/01657/11 – 56, Hamilton Road, Ryde.

Demolition of porch, alterations, 2 storey rear extension to provide store at ground floor level. REFUSED on position, height and size of balcony would cause overlooking and loss of privacy (*TC no objection delegated*)

6. P/01723/11 – 26, Bank Gardens, Ryde.

Alterations and conversion of existing office/workshop to form a dwelling.

REFUSED on position, size and design, lack of amenity space would result in poor living conditions and spoil privacy of neighbours. *(TC no objection but ask that the planners and developers should seek to mitigate any overlooking of neighbouring properties – delegated)*

7. PLANNING APPEAL

An appeal has been lodged against refusal of application P/01122/11 for alterations at first floor level; provision of new raised deck area and Juliet balcony on rear elevation; summer house at Flat 2, Lainston Grange, Appley Rise. On 4th October the Committee objected to this as being inappropriate in a conservation area and decking would cause reduced light and privacy to other residents.

8. CORE STRATEGY BRIEFINGS – CHANGE OF DATES

On 23rd January it was reported that two briefing sessions on the Island Plan Core Strategy had been organised for Parish and Town Councillors and their Clerks. They were to be held at the Council Chamber, County Hall from 2pm to 4pm on 6th March and from 6pm to 8pm on 12th March.

These dates have been cancelled and the sessions rearranged to be held at the same venue on the following dates:- Tuesday 3rd April at 2pm and Thursday 12th April at 6pm.

9. DATE OF NEXT MEETING

The next meeting has been scheduled for 6th March 2012.

Planning applications can be viewed 30 minutes before the meeting and are on line at www.iwight.com/planning .