



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 11th JANUARY 2011 AT THE ACTIVITY ROOM, GEORGE
STREET CENTRE, RYDE**

Present : Councillors Graham Pearce, Debbie Taylor, David Woodward and Tony Zeid.

In Attendance: David Mellor (Administration Officer).

Also Present : Stella Davis

1/11 **APOLOGIES**

Apologies for absence were received from Councillors Tim Wakeley (Chairman) and Brian Harris (Vice Chairman) who were attending a meeting with the Isle of Wight Council . Councillor David Knowles also apologised.

2/11 **CHAIRMAN**

As the Chairman and Vice Chairman had apologised, Councillor David Woodward was elected Chairman for the meeting.

3/11 **DECLARATIONS OF INTEREST**

Councillor Debbie Taylor declared a personal interest in applications P/01893/10 and P/0/1894/10 (LBC) relating to Ryde School together with agenda item 8 relating to a proposed pedestrian crossing in West Street for the benefit of Ryde School, as her husband was a teacher at the School.

Councillor David Woodward declared a personal interest in agenda item 8 mentioned above as he could view the site of the proposed pedestrian crossing in West Street from his property.

4/11 **MINUTES**

RESOLVED that the minutes of the meeting of the Planning Committee held on 13th December 2010 be approved as a true and accurate record of the meeting and signed by the Chairman .

5/11 PROGRESS ON ACTION TAKEN

It was noted that the appeal against refusal of application P/0038/10 for two semi detached houses at Queens Keep, East Hill Road, had been DISMISSED.

6/11 PLANNING APPLICATIONS

1. P/01639/10 – LBC/30378 (North East Ward)

Flat 4, St Vincents, 12, Barfield, Ryde.

LBC for internal and external repairs and improvements to flat to include additional window and door on rear elevation.

RESOLVED that no objection be made.

2. P/01873/10 – TCP/22527/G (West Ward)

Haylands County Primary School, Playstreet Lane, Ryde.

Siting of double mobile classroom.

RESOLVED that no objection be made provided that the classrooms remain no longer than necessary and are removed if the premises cease to be used for the purpose of a school.

3. P/01893/10 – TCP/27471/M (North West Ward)

Ryde School, 7, Queens Road, Ryde.

Retention of re-sited greenhouse.

A subsequent application for Listed Building Consent for the above had been received (P/01894/10) and the two applications were considered together.

RESOLVED that no objection be made to the retrospective planning applications involved.

7/11 PLANNING DECISIONS

The following decisions made by the Isle of Wight Council along with the view expressed by the Town Council during the consultation process were noted:-

1. P/01408/10 – Richmond Lodge, 36 High Park Road, Ryde.

Alterations to provide dropped kerbs to existing vehicular accesses.

APPROVED (*TC no objection 18/10/10*)

2. P/01240/10 – 37, Castle Street, Ryde.

Alteration and conversion of ground floor to form flat.

APPROVED (*TC no objection 2/11/10*)

3. P/00225/10 – Cameron House, 78, Pellhurst Road, Ryde.

Alterations, single storey extension to provide additional bedrooms, relocation of conservatory.

REFUSED (*TC object 8/3/10*)

4. P/01084/10 – 19, West Hill Road, Ryde.
Demolition of conservatory, proposed single storey rear extension to enlarge kitchen.
APPROVED (*TC no objection 14/9/10*)
5. P/01523/10 - 185, High Street, Ryde.
Change of use from vacant photo shop to nail salon.
APPROVED (*TC no objection 2/11/10*)
6. P/01845/10 – St. Cecilia's Abbey, Appley Rise, Ryde.
Siting of photovoltaic solar panels on roof of Noviciate and St Benedict's Gallery. APPROVED (*TC no objection 2/11/10*)
7. P/01653/10 - Paxton Hall, 40, St. Michaels Avenue, Ryde.
Removal of condition 10 on P/01395/09 which requires visibility splays to be provided prior to the occupation of the approved dwellings.
APPROVED (*TC no objection 29/11/10*)
8. P/01562/10 – Flat 5, Appley Sands, Appley Rise, Ryde.
Retention of first floor balcony on north elevation.
APPROVED (*TC no objection 15/11/10*)
9. P/01602/10 – 9 to 11, Dover Street, Ryde.
Single storey rear extension to form orangery.
APPROVED (*TC no objection 15/11/10*)
10. P/01656/10 – 1, Buckingham Road, Ryde.
LBC for revised scheme under P/01219/07 for exclusion of replacement conservatory, renovation works to kitchen double doors, reinstatement of first floor window, retention of first floor crittal window, repositioning of ground floor w.c. window . APPROVED (*TC no objection 15/11/10*)
11. P/01608/10 – Trotters Riding School, Ashey Road, Ryde.
Proposed turnout paddock with associated fencing and chalk based access path. REFUSED (visually obtrusive feature within landscape to the detriment of the rural character and appearance of the countryside)
(*TC no objection 15/11/10*)
12. P/01611/10 – 79, Newnham Road, Ryde.
Alterations and conversion of garage into dining room and shower room, single storey rear extension to form bedroom, dormer window on front elevation. APPROVED (*TC no objection 29/11/10*)
13. P/01512/10 – Ryde Pier, Esplanade, Ryde.
LBC for the repair and refurbishment of the promenade pier structure, removal and reinstatement of shelters, timber deck and railings, installation of temporary scaffold walkway, lighting columns and CCTV, improvement and rationalisation of services and introduction of traffic calming measures.

APPROVED (*TC support application 15/11/10*)

14. P/01580/10 – 1, Victoria Place, Ryde.

Demolition of rear single storey element, construction of single storey rear extension to form annexed accommodation, alterations to patio.

APPROVED (*TC no objection 15/11/10*)

15. P/01452/10 - 91 to 93B High Street, Ryde.

Replacement of permission P/02966/06 for demolition of buildings, erection of 3 storey block of 14 flats, in order to extend the time limit for implementation.

REFUSED (*TC object 18/10/10*)

16. P/01573/10 – Rosemary Vineyard, Rosemary Lane, Ryde.

Proposed farm shop with associated car park and deliveries/turning area.

REFUSED- conflict with National policies PPS4 (economic development), PPS7 (sustainable development) and local policies G5 (outside defined boundaries) and D1 (design). (*TC no objection 29/11/10*)

17. P/01603/10 – 29, High Park Road, Ryde.

Lawful development certificate for continued occupation of annexe without compliance with condition 2 of TCP/21694 which states that the accommodation should not be sold off, sub-let or used as a separate unit .

REFUSED (information deficient in detail and not sufficiently precise or unambiguous to support application) (*TC no objection 15/11/10*)

18. P/01641/10 – Land adjacent to 256 Upton Road, Ryde.

Detached dwelling with integral double garage and associated landscaping (revised scheme, corrected information and readvertised)

REFUSED (PPS3 Garden Land, out of character with pattern of development in the area and could add to the hazards of highway users.

(*TC objected to original plans 29/11/10 but withdrew objections 13/12/10*)

8/11

PLANNING APPEALS

It was noted that the following Planning Appeals had been lodged:-

1. The Grove , Grove Road. – against refusal of P/00923/10 for seven detached houses. On 20/09/10 the TC Committee raised no objection subject to any requirements or conditions of the Highways Department being met and the proposal not being considered to result in development on garden land which is now excluded from the definition of previously developed land in Planning Policy S3.

2. 12, Victoria Street.- against refusal of P/01168/10 for a vehicular access and parking area. On 20/9/10 the TC Committee raised no objection as there was a nearby precedent but did not like the proposal.

3. 11a Lower Bettsworth Road.- against refusal of P/01320/10 for alterations and a two storey extension to form a kitchen and w.c. on the

ground floor with a bedroom over . On 5/10/10 the TC Committee raised no objection to this application.

9/11

HIGHWAYS MATTERS

The Highways Working Party meets approximately twice a year and discusses Highway and Traffic Regulation matters with a Principal Highway Officer. It met on 8th December 2010 and members felt that there was a need for matters requiring formal consultation with the Highway Authority to be dealt with on a more regular basis. At the suggestion of the Chairman of the Town Council Planning Committee it was agreed that in order to have a faster response in these matters this fortnightly Committee would be a good forum for discussion of Highway and Traffic Regulation matters requiring local comment within a certain timescale.

The Town Council will, in February, be asked to authorise the Planning Committee to comment formally on behalf of the Council on Highways and Traffic Regulation matters requiring consultation and local opinion . This may obviate the need for the continuance of the Working Party.

However, the following topics were discussed at the Working Party and considered as the views of the Committee only.

1.- Proposed 40 mph speed limit in Asheby Road and Smallbrook Lane.

This suggestion had not yet been advertised and was the result of recorded traffic incidents around the vicinity of the crossroads/junction. Members asked if stop signs should be introduced at the roundabout junction or whether the junction should be widened.

2.- Parking problems in Monkton Street.

This was raised by Councillor Pearce at the Highways Working Party. The problems appeared to have been caused by passenger ferry commuters parking in the area which pushed local parking availability outwards. The possibility of residents' parking was discussed and it was felt that although there might be such a need over unnecessary further restrictions, if the residents felt that the parking zone should be extended, representations could be made to highways accordingly.

3. Footway construction improvement at the junctions of Hill Street and Well Street with Swanmore Road.

This improvement scheme was supported.

4. Pedestrian Crossing in West Street

This proposal had resulted from the granting of conditional planning consent on appeal for works to Ryde School and need to amend parking restrictions in West Street as there was a section of limited waiting that would lie under the

proposed crossing which would need to be revoked and double yellow lines implemented for the purpose of a traffic order.

The necessary Order had been advertised and comments were required by 14th January.

RESOLVED that this Committee raises no objection

5. Island Transport Plan

The IW Council was currently compiling its third Island Transport Plan which would run from April 2011 until March 2038 (Strategy) and from 2011 to 2013 (implementation).

Comments were required on the Consultation Document by 4th February and the Working Party was particularly aware of the point made several times in previous discussions, namely the need to improve the flow of traffic between the east and west of Ryde. Details can be downloaded from the IW Council's website at

http://www.iwight.com/living_here/environment/Transport_Strategies/LTP3/default.asp . This is also available on the more easier to view :-
www.iwight.com/transport

The Committee agreed to consider this as they did with the recent core strategy document and to consider a final response by the next meeting of the Committee on 24th January 2011 which could possibly be endorsed by the Town Council at its next meeting.

Apart from the need to improve the east/west flow of traffic stressed earlier, Councillor David Woodward, the Chairman of the Highways Working Party, mentioned that previously parking provision for planning applications was not encouraged or deemed necessary in town centres but that recent case law indicated that valid objections could possibly now be made to applications on sites where sufficient parking arrangements are not provided. It was recognised that there was a shortage of parking facilities in the town.

10/11

DATE OF NEXT MEETING

The next meeting will be held on Monday 24th January 2011 in the Activity Room, George Street Centre.

The meeting closed at 8.05 pm

Signed Date