



**RYDE  
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
MONDAY 20<sup>th</sup> SEPTEMBER 2010 AT THE ACTIVITY ROOM, GEORGE  
STREET CENTRE, RYDE**

**Present:** Councillors Graham Pearce, Tim Wakeley ( Chairman )and David Woodward.

**Also Present:** Mr Malcolm Beckett

**In Attendance:** David Mellor (Administration Officer).

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130/10 **APOLOGIES**

Apologies for absence were received from Councillor Debbie Taylor.

131/10 **DECLARATION OF INTEREST**

Councillor David Woodward declared a personal interest in application P/01208/10 relating to Avonleigh, West Street, Ryde as he lived close to the property.

132/10 **MINUTES**

**RESOLVED** that the minutes of the Planning Committee held on 14<sup>th</sup> September 2010 be approved as a true and accurate record of the meeting and duly signed by the Chairman .

133/10 **PLANNING APPLICATIONS**

**1. P/01208/10 – TCP/02355/E ( North West Ward)**

Avonleigh, West Street, Ryde.

Replacement dwelling with parking – ( approval of reserved matters or “details” following outline approval P/00395/10 dated 11<sup>th</sup> May 2010)

The applicant, Mr Malcolm Beckett , answered questions from members on the design of the proposed replacement dwelling. The Committee was aware that 5 letters from nearby residents had been sent online to the Isle of Wight Council Planning website in support of this application.

**RESOLVED that the proposed design for this substantial house of quality be welcomed.**

2. P/01194/10 – TCP/30268 ( Binstead Ward)

5, Quarry Stone Close, Ryde.

New french doors and formation of balcony at 1<sup>st</sup> floor level on east elevation.

**RESOLVED that no objection be made provided that the proposal does not cause overlooking into the adjacent property “Brooklands”.**

3. P/01055/10 – TCP/12356/B (Haylands Ward)

41, Salters Road, Ryde.

Demolition of rear extension, single storey rear extension, porch on front elevation, alterations, part two storey rear extension and extension at first floor level to form end of terrace house.

**RESOLVED that no objection be made.**

4. P/01168/10 – TCP/30267 (North West Ward)

12, Victoria Street, Ryde.

Formation of vehicular access and parking area.

**RESOLVED that no objection be made because of the precedent set by the loss of the front garden of the neighbouring property as generally the Committee feel that the loss of front gardens in these situations could spoil the street scene.**

5. P/00923/10 – TCP/29962/A – (Haylands Ward)

The Grove, Grove Road, Ryde.

Demolition of dwelling, proposed residential development of 5 detached houses and a pair of semi-detached houses with parking, vehicular access off Colenutts Road with vehicular access for plot 5 off Grove Road ( revised scheme and readvertised application)

**RESOLVED that no objection be made to this most recent amendment to this application subject to any requirements of the Highways Department being met and to the proposal not being considered to result in development on residential garden land, which, since 9<sup>th</sup> June 2010 is excluded from the definition of previously developed land.**

6. P/01217/10 – TCP/22187/H – (East Ward)

Busy Bee Garden Centre Ltd, Brading Road, Ryde.

Formation of new access to garden centre including alterations to roundabout.

**RESOLVED that no objection be made subject to the approval of the Highways Department.**

7. P/01226/10 – TCP/30269 – (North East Ward)

1 and 2, Roundhouse Mews, George Street, Ryde.

Formation of en-suite shower room which requires the formation of a window at 1<sup>st</sup> floor level on east and west elevations, replacement of UPVC windows.

**RESOLVED that no objection be made subject to the views of the Conservation Officer.**

8. P/01148/10 – TCP/28900/B – (South Ward)

Oakfield Stores, 17 – 19, High Street, Oakfield.

Retention of two refrigeration compressor units on rear elevation.

**RESOLVED that objection be made to this application as the retention of the refrigeration units would spoil the amenities which nearby residents can reasonably expect to enjoy by reason of continued noise and nuisance.**

9. P/01189/10 – TCP/21455/D (Binstead Ward)

Replacement of planning permission (P/00397/08 – TCP/21455C for 2 detached houses with integral garages plots 2 & 3) in order to extend the time limit for implementation. ( consideration of this application was deferred from 14<sup>th</sup> September)

**RESOLVED that objection be made to the replacement of planning permission P/00397/08 with permission for this application and it be strongly urged that this application should go no further as any more development in this area of sensitive ecology would prejudice the wildlife habitat, could adversely affect the tree cover and cause loss of amenity to nearby residents.**

134/10 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/01000/10 – 41, St. Johns Wood Road, Ryde.

Revision to previously approved detached dwelling to allow pitched roof dormer windows in lieu of flat roof dormers.

APPROVED (TC no objection 26/7/10)

2. P/01045/10 – 22, Buckland Gardens, Ryde.

Demolition of utility, conservatory and garage, single storey rear extension to provide additional living accommodation to include replacement garage, extension to patio and extension to drive.

APPROVED (TC object as considered to be overdevelopment 26/7/10)

135/10 APPEAL DECISION

Mr D. Langdon had appealed against the refusal of outline application P/01173/09 for 10 residential units comprising 6 x 2 bedroom apartments and 4 semi detached 2 bedroom units. The appeal had been DISMISSED, the main issue being the effect that the proposal would have on the character and appearance of the area, including that arising from the removal of protected trees.

136/10 DATE OF NEXT MEETING

The next meeting will be held on **Tuesday 5<sup>th</sup> October** in the Activity Room, George Street Centre.

The meeting closed at 8.20 pm.

Signed..... Dated .....