



**MINUTES OF RYDE TOWN COUNCIL'S PLANNING COMMITTEE HELD ON
TUESDAY 15 OCTOBER 2019 AT THE TOWN COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT, PO33 2NQ**

Present: Cllr Diana Conyers (Chair), Cllr Adrian Axford, Cllr Charles Chapman, Cllr Nancy Farrell, Cllr Michael Lilley, Cllr Karen Lucioni, Cllr Malcolm Ross and Cllr Ian Stephens

In Attendance: Jon Baker (Planning Administrator) and Chris Turvey (Planning Clerk)

207/19 PUBLIC QUESTION TIME

There were no questions raised.

208/19 APOLOGIES

Apologies were received from Cllr Phil Jordan.

209/19 DECLARATIONS OF INTEREST

Cllr Conyers declared an interest in minute reference 213/19 (vii) as she had been involved with requesting the issuing of the enforcement order.

210/19 MINUTES

The minutes to the previous meeting were reviewed.

RESOLVED:

THAT, the minutes of the Planning Committee held on the 24 September 2019 be approved as a true and accurate record and signed by the Chair.

211/19 MEMBER QUESTIONS

Cllr Lilley announced that due his opposition to some upcoming planning applications within his ward, he would be resigning his position as Deputy Chair of the Planning Committee. He further asked the Clerk about the process for electing a new deputy chair of planning

The Clerk informed the committee that the election of a replacement Deputy Chair would be on the agenda for the next meeting on 5 November 2019.

212/19 PROGRESS ON ACTION TAKEN

There were no matters to discuss at this stage.

213/19 PLANNING APPLICATIONS

The IWC have changed their search facility for viewing Planning Applications which have been submitted after the 1 April 2019. If you wish to view an application, please follow the weblink below each item.

- i. **Application No:** [19/00746/LBC](#)
Parish(es): Ryde Ward(s): Ryde North East
Location: 22 Monkton Street, Ryde
Proposal: LBC for replacement windows, masonry repairs and decoration and replacement front boundary wall

RESOLVED:

THAT Ryde Town Council strongly support this application and welcomes proposals which seek to reinstate heritage features and prevent their loss within a proposal as outlined in RTC's Position Statement.

- ii. **Application No:** [19/01028/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 16 Newport Street, Ryde
Proposal: Proposed single storey extension (revised scheme)

Members were advised that previous applications, with a balcony included, had been submitted and refused. A further application without balcony had then been submitted and allowed. This application before members was now a revised application of the allowed version with a balcony again included but on the opposite side of the building. Concerns were raised that the current proposal was not in keeping with the surrounding properties and there were still some questions around privacy for the neighbouring property.

RESOLVED:

THAT Ryde Town Council object to the application on the grounds that the proposal was not in keeping with the street scene contrary to policy DM1 and that the proposed balcony was too close to the neighbouring properties causing overlooking.

- iii. **Application No:** [19/01069/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 59 Mayfield Road, Ryde
Proposal: Demolition of conservatory; proposed two storey rear extension

RESOLVED:

THAT Ryde Town Council raised no objection to this application

- iv. **Application No:** [19/01071/FUL](#)
Parish(es): Ryde Ward(s): Havenstreet, Ashley And Haylands
Location: Rotary Court Node Close, Ryde
Proposal: Replacement windows and doors

RESOLVED:

THAT Ryde Town Council raised no objection to this application

v. **Application No: [19/00991/RVC](#)**

Parish(es): Ryde Ward(s): Havenstreet, Ashey And Haylands

Location: Part OS Parcels 1238, 0135 and 0952 Land Between Weeks Road and Ashey Road, Ryde, Isle of Wight

Proposal: Variation of condition 5 on P/01529/12 to reduce number of children's play areas to 1.

A discussion was held around the reasons for the reduction in the number of play areas from two to one and the loss of any resulting green space.

Whilst there was no statutory requirement for any play areas, it was felt that the original proposal was only objected to on the basis of parking spaces not being taken into account for the increase in three-bedroom properties. The two play areas on the original application was considered to be beneficial to the families of future residents and members therefore believed that they should both remain. Members also believed that the inclusion of green areas in such a development contributed to the well-being of residents. Members also noted that the close proximity of a pond to the proposed remaining play area, could be regarded as a safety hazard as there was no evidence of any safety protection measures.

It was further noted that details of the original application were unable to be accessed owing to documents not available on the IWC Planning Website. As such, members were not able to compare this to previous applications and ascertain the applicant's reasons for removing one of the play areas.

RESOLVED:

THAT Ryde Town Council was unable to find details of the previous application owing to the IWC Planning Website being down and the relevant documents not being available. The Town Council therefore objected to the application on the basis that the information they had available gave no clear reason for removing additional play facilities.

vi. **Application No: [19/01044/RVC](#)**

Parish(es): Ryde Ward(s): Binstead And Fishbourne

Location: Binstead Primary School Hazlemere Avenue Binstead, Ryde,

Proposal: Variation of condition 2 on P/00184/19 to allow reduction in temporary accommodation to 1 x double and 1 x single & relocate; removal of condition 3 on P/00184/19 as no longer applicable

RESOLVED:

THAT Ryde Town Council raised no objection to this application

vii. **Application No: [19/01103/HOU](#)**

Parish(es): Ryde Ward(s): Ryde North West

Location: Copsefield Lodge, Copsefield Drive, Ryde

Proposal: Retention of raised deck, tree house and works to the cliff edge.

Members were extremely concerned that the application was in a conservation area and in contravention to the Sites of Special Scientific Interest (SSSI) and Wetland (RAMSAR Convention) disturbance to over wintering birds as well as there being no ecology surveys and appropriate assessments as required by the habitats regulations. There was also the issue of damage to trees in a conservation area, tree houses overlooking the neighbouring property and unpermitted sea defence work. It was also noted that there had been two public comments, both from neighbours, submitted to the Isle of Wight Council, objecting to the proposal.

RESOLVED:

THAT Ryde Town Council objected to the application for the following reasons:

- i. **This site is adjacent to a SSSI and RAMSAR site and as such there is no evidence within the application that Natural England have been consulted on this proposal.**
 - ii. **There are no measures to mitigate the effects of the development on the adjacent designated site.**
 - iii. **Sea defence work has been carried out in an area which is designated as “do nothing” and there is no evidence that the Environment Agency has been consulted within this proposal.**
 - iv. **The proposed tree house and balcony overlook neighbouring properties.**
 - v. **The proposed development makes a significant detrimental change to the seascape in this area contrary to policy DM12 in the core strategy.**
- viii. **Application No: [19/01135/HOU](#)**
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 3 Wykeham Close Binstead, Ryde
Proposal: Proposed garage extension

RESOLVED:

THAT Ryde Town Council raised no objection to this application

214/19 DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL

Members noted the following appeal decisions.

1. PLANNING APPLICATIONS

a) Applications Approved

- i. Application No: [19/00581/HOU](#)
Location: Copsefield Cottage Copsefield Drive Ryde Isle of Wight PO33 3AR
Proposal: Proposed alterations to approved porch
Parish: Ryde Ward: Ryde North West
Decision: GTD

Ryde Town Council raised no objection to the application

ii. Application No: [19/00571/FUL](#)

Location: 20 Cross Street And 1 Balfour Court Ryde Isle of Wight PO33 2AD
Proposal: Proposed change of use from C3 to sui generis (beauty salon) (corrected certification received) (re-advertised application)
Parish: Ryde Ward: Ryde North West
Decision: GTD

Ryde Town Council raised no objection to the application

iii. Application No: [19/00702/HOU](#)

Location: 45 Ratcliffe Avenue Ryde Isle of Wight PO33 3DW
Proposal: Demolition of conservatory; alterations to include replacement bay window; proposed single storey rear extension; loft conversion to include dormer windows on north and south elevations
Parish: Ryde Ward: Ryde West
Decision date: 25/09/2019

Ryde Town Council raised no objection to the application

iv. Application No: [19/00723/FUL](#)

Location: Fleming Arms Binstead Road Ryde Isle of Wight PO33 3RD
Proposal: Retention of play equipment.
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 27/09/2019

Ryde Town Council raised no objection to the application

v. Application No: [P/00380/18](#)

Location: The Prince Consort, 19 St. Thomas Street, Ryde, Isle of Wight, PO332DL
Parish: Ryde Ward: Ryde North West
Proposal: Proposed refurbishment of offices and conversion of upper ground floor offices to residential
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to the application

vi. Application No: [P/00381/18](#)

Location: The Prince Consort, 19 St. Thomas Street, Ryde, Isle of Wight, PO332DL
Parish: Ryde Ward: Ryde North West
Proposal: LBC for refurbishment of offices
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to the application

b) Applications Refused

i. Application No: [19/00310/FUL](#)

Location: Smallbrook Stadium Ashley Road Ryde Isle of Wight PO33 4BH
Proposal: Proposed new sports facility providing ice rink, tennis courts and ancillary facilities, with car parking
Parish: Ryde Ward: Havenstreet, Ashley and Haylands

Ryde Town Council commented that it expressed complete support for the proposal and welcomed the plans to provide high class sports facilities in Ryde however the committee felt that they would have to reluctantly object to the application until the following concerns were addressed by the applicant.

- a) *The committee expressed concerns over the location of the proposal, in particular with regards to the lack of public transport to the site and the lack of safe pedestrian and cycle access.*
- b) *The committee noted and agreed with the recommendation for refusal made by Island Roads on the grounds of road safety.*
- c) *The committee agreed that no tree survey was included in the application as highlighted by the tree officer although there are significant trees which may be affected by the proposal.*
- d) *The committee were concerned that there was not enough detail contained within the proposal to make an informed decision.*
- e) *The committee agreed that they would have preferred to have seen more consultation with stake holders and statutory consultees prior to the submission of the application.*

Cllr Lilley suggested that this may be the subject of a future call in and therefore be put before the IWC Planning Committee. However, it was noted there was no information available on the IWC website to confirm if this was the case.

ii. Application No: [19/00493/OUT](#)

Location: 36 Nelson Street Ryde Isle of Wight PO33 2EY
Proposal: Demolition of existing block of six flats; Outline for block of 12 flats including basement accommodation (revised scheme)
Parish: Ryde Ward: Ryde North East
Decision Date: 25/09/2019

Ryde Town Council objected to the application on the grounds that:

- a) *The application falls outside the Town Centre Boundary and as such there should, as a minimum, be at least an additional 6 parking spaces for the proposed new flats. (outlined in the guidelines for parking provision as part of the new developments SPD)*
- b) *No details for the provision of resident waste storage*

c) *The application references the Ryde Area Action Plan, although this was never adopted as a planning document.*

- iii. Application No: [19/00548/FUL](#)
Location: Fellowship House 20 Green Street Ryde Isle of Wight PO33 2QT
Proposal: Retention of shed
Parish: Ryde Ward: Ryde North West
Decision Date: 25/09/2019

Ryde Town Council raised no objection to the application

2. TREE DECISION

Application No: [19/01083/TW](#)
Location: Ryde United Reformed Church Corbett Road Ryde, Isle of Wight, PO33 3LE
Proposal: Tree Works - Tree 1 - Yew – Fell
Decision: Work to a tree(s) at the above address is NOT OBJECTED TO in accordance with the application, plans and any other associated information submitted.

3. LICENCE APPLICATION (WITHDRAWN)

Application No: [19/01250/LAPNEW](#)
Location: 24 Cross Street, Ryde,
Proposal: New premises licence – Ale House

Members noted that this application, which was considered at RTC's Planning Committee on 3 September 2019, had since been withdrawn from the applicant.

Ryde Town Council raised no objection to the application

RESOLVED:

THAT Ryde Town Council noted the decisions taken by the IW Council.

215/19 LICENCE APPLICATIONS

Members noted the following application:

Application No: [19/01488/LAPVAM](#)
Location: Solent Inn, 7 Monkton Street, Ryde
Proposal: Premises Minor Variation

Members noted that the time limit for sending in representations was 15 October 2019, which meant the committee had no time to submit any comments.

RESOLVED:

THAT Ryde Town Council noted application.

216/19 PLACE PLAN

The Chair had been sent an email from the consultant, Ian Boyd from Arc Consulting, providing a brief update on the Place Plan work which was provided verbally to the Ryde Regeneration Group the previous night. A more formal written report would be submitted to the planning committee as soon as possible.

Key points were summarised as follows:

- i. Fixing the very significant mismatch between decisions made in the interests of the 5 transport operators/owners (including Island Roads) and benefits/harm to a public realm (especially greenspace) that was in deficit both in quantity and quality.
- ii. Applying Ryde's unique concentration of cultural and natural capital to the benefit of everyday life in the town (its social capital) and especially with regard to the core of worsening deprivation. This was very much a Biosphere priority.
- iii. Getting more from RTC's exemplary investment in public life via the £230,000 of grants and contributions, to ensure a year-on-year accumulation of visible civic gains driven by a bold, coherent, proactive and locally driven enrichment of public experience. This also related to the Position Statement.
- iv. Understanding, influencing and steering the impact of Ryde's urban extension – the almost continuous approvals and allocations in a southern arc from Binstead to Westridge. This profound change to the shape and life of the town was already set in place, but its impact on the public realm, permeability and civic quality of the town could still be shaped by RTC and its allies and partners.

Each of these highlighted, included the need to deliver against the Islands promised carbon budget targets and to build climate resilience, which was especially vital for an urban coast.

It was agreed that Mr Boyd should be invited to the next Planning Committee on 5 November 2019 in order to provide a more in-depth update.

Members were hopeful that the work that had been carried out so far could be the basis of something nearer to a more meaningful Supplementary Planning Document (SPD) to give more influence on planning matters for the benefit of Ryde in the future.

RESOLVED:

THAT Ian Boyd be invited to attend the meeting of the Planning Committee on 5 November 2019.

217/19 ISLE OF WIGHT ASSOCIATION OF LOCAL COUNCILS (IWALC) HOUSING WORKSHOP

Members were advised that there had been a workshop facilitated by IWALC at the Riverside Centre in Newport on Friday, 4 October 2019.

The workshop was attended by representatives from Town and Parish Councils Islandwide as well as those from the IWC, Southern Water and the Clinical Commissioning Group (CCG). Mr Bob Seely MP was also in attendance.

All local councils were requested to submit six questions, and these were all addressed, albeit in a rather rushed manner.

A report of the workshop was circulated to members on the night and are attached as an Appendix (and form part of these minutes on Page A – 11).

Cllr Lilley also advised members that a revised Housing Strategy-2020-2025 would be debated at the IWC's Corporate Scrutiny Committee on 12 November 2019 ahead of the report being considered for decision by the IWC's Cabinet on 14 November 2019. The report will be made publicly available on the IWC Website on 6 November 2019 and Cllr Lilley as a member of the IWC Corporate Scrutiny Committee would raise any concerns.

There was also a discussion around the allocation of Section 106 monies, and it was agreed that there should be every effort made in the future that any spend should be directed by RTC.

With regard to Empty Properties, Members suggested that the IWC's Empty Property Officer, Will Taylor, should be invited to a future RTC Planning Committee to address concerns and answer questions on the issue of getting empty properties back on the market.

Members were also reminded that there would be an IWC Planning Roadshow at the Town Council premises on 16 October 2019 between 4 and 6 pm where members of RTC Planning Committee along with representatives from neighbouring Parish Councils would have further opportunities to put questions around planning matters to the Planning Authority (IWC).

218/19 HIGH STREET HERITAGE ACTION ZONE

The Planning Clerk advised that Historic England's Project Officer, who had been allocated to RTC to assist with the next phase of the bid had been in contact with him and there would be a meeting with on 23 October 2019 at 11am at Yelfs Hotel in Ryde. All members of RTC and relevant stakeholders were invited to attend.

219/19 PRELIMINARY MEETING TO PRESENT PLANS FOR WEST ACRE PARK

Representatives from Captiva Homes who were responsible for the West Acre Park housing development between Bullen Road and Appley had held three consultation events on their proposed application, one of which was specifically for RTC Councillors on 8 October 2019 at RTC's premises. These were held to receive feedback from local councillors, residents and stakeholders ahead of the planning application being submitted.

Cllr Lilley who was the local ward member for the proposed site stated that he would be holding a ward meeting in due course with local residents and would advise them of this via a newsletter to all relevant households.

220/19 PUBLIC REALM

i. Coronation Gardens

Members were advised that this had now gone to the IWC who would commission the work as well as make a contribution of £4,000 to the project.

ii. Bench at Binstead Lodge road

This had now been resolved.

iii. Bench at Binstead Hill

A local contractor, Idverde had been commissioned to address the issues of the overgrown brambles.

221/19 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning Committee will be held on Tuesday 5 November 2019 at 7pm.

DRAFT

Ryde Town Council Report on IWALC Housing Workshop, 4 October 2019

Introduction

The Workshop was organised by IWALC to address a number of issues and concerns raised by its members in relation to the draft *Island Strategy* in general and housing issues in particular. Parish and town councils were invited to send up to four delegates. At the Planning Committee meeting held on 23 September, Ryde Town Council (RTC) selected four representatives, three of whom attended. They were Chris Turvey, Tim Wakeley and Diana Conyers.

Parish and Town Councils had been invited to submit up to six questions in advance. At the Planning Committee meeting on 23 September, RTC submitted six questions which are listed below. Over 40 questions were submitted in total.

- i. What are the plans with regard to the build of affordable one-bedroom accommodation for either sale or rent?
- ii. What are the plans to increase the number of rented social housing?
- iii. Are there any plans for modular and energy efficient housing?
- iv. What are the total number of extant housing applications and what was the current position with the Pennyfeathers development?
- v. In light of the Historic England Heritage Action Zone funding, what is the policy with regard to residential properties.
- vi. What is being done with regard to the provision of adequate infrastructure to support large housing applications.

The questions were answered by a panel, comprising the MP Bob Seely, Ollie Boulter Ashley Curzon from the Isle of Wight Council's (IWC) Planning Department, Will Taylor from the IWC' Empty Buildings team, Keith Herbert from Southern Water, and Jane Cole and Alison Smith from the Clinical Commissioning Group (CCG).

Since there was a lot of overlap between the questions, the discussion is summarised below under five broad headings: housing numbers and delivery; types of housing; housing infrastructure; empty properties and Section 106 (S106) monies.

Housing Numbers and Delivery

Bob Seely explained that he is putting together a case to argue to the government that the Island be regarded as a special case in terms of housing targets. The grounds for this argument were discussed, including the large proportion of land designated as Area of Outstanding Natural Beauty (AONB), infrastructure constraints (see below) and the gap between planned and actual construction. Ollie Boulter explained the difficulties of arguing for special status and of enforcing developers to deliver. He reported that there are currently 2,260 extant applications. In response to RTC's question about Pennyfeathers, he said that the developers have until September 2020 to submit detailed plans.

Types of Housing

There was general agreement, encouraged by Bob Seely, that the priority should be to provide housing for local residents. Participants (and Bob Seely) emphasised the need for more rented social housing and smaller properties and the need to challenge the official definition of 'affordable' housing and find ways of ensuring affordable housing goes to local residents. Council representatives acknowledged these points but didn't have specific proposals. In response to RTC's question about modular and energy efficient housing, they said that they were considering it.

Housing Infrastructure

Concern was expressed about the lack of infrastructure in general and in particular inadequate roads, water and health facilities. The panel acknowledged this. Keith Herbert explained Southern Water's 25-year water strategy. The CCG representatives explained measures being taken to recruit medical personnel but admitted that the closure and/or merger of GP surgeries was necessary. The proposed merger and relocation of surgeries in Ryde was not explicitly mentioned but it was clear that this is on the cards. It was not possible to discuss the specific problems of road infrastructure in Ryde East, but after the meeting we discussed this informally with Ollie Boulter. He acknowledged that it is a major problem and that they will have to look at it in a comprehensive manner.

Empty Properties

Will Taylor reported that major progress has been made in getting empty properties back on the market (IW ranks 11th in the country for this) but it is a constant struggle because the numbers increase faster than they can be dealt with. In response to a question by RTC, Ollie Boulter said that they supported measures to open up empty properties over shops, but there were constraints such as access and safety that had to be addressed. The issue of second homes was also raised. Will Taylor reported that the proportion of second homes (4.5%) is actually lower than the national average but that there are parts of the Island where it is much higher.

S106 Monies

Participants wanted to know how Parish and Town Councils argued that they should have more control over S106 monies. Ollie Boulter explained the constraints related to the use of these monies and argued that they have to consider infrastructure needs throughout the Island, not just in the immediate area of the development. Tim Wakeley suggested the need to reconsider replacing S106 with the Community Infrastructure Levy (CIL), which would give more control to local councils. Ollie Boulter acknowledged that regulations related to CIL had changed since the decision not to adopt it but didn't commit himself to reconsider this decision.

**Cllr Diana Conyers, Cllr Tim Wakeley and Mr Chris Turvey
Friday, 4 October 2019**