



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 28th APRIL 2015 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Councillors, Tim Wakeley (Chairman), Phil Warren (deputy Chair) Jill Moore and David Woodward.

In attendance: Peter Griffiths, clerk to the committee.

PUBLIC QUESTION TIME

No members of the public raised questions in connection with matters that were not already on the Agenda.

1. APOLOGIES

Apologies were received from Councillors David Moore and Gary Taylor.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES

RESOLVED that the minutes of the meeting held on the 7th April 2015 be approved as a true record of the meeting and signed by the chairman.

4. PROGRESS ON ACTION TAKEN

Vectis Hall, Royal York and Ryde Theatre

The clerk updated Councillors on the progress being made to bring these buildings back into active use.

A response from the Isle of Wight Council confirmed that they were still negotiating with the owner of the Royal York over the discharge of planning conditions.

The Isle of Wight Council have also confirmed that they have had pre-application discussions with the owner of Ryde Theatre but in connection with Vectis Hall there are insufficient resources to prioritise pro-active discussions with the owners on bringing this site back into use.

Ryde Town Council resolved to contact the owners of Ryde Theatre and Vectis Hall to discuss how these properties can be brought back into use.

St Thomas' Church pillar

Further to the meeting held on 7 April 2015 it was confirmed that the restorative works to St Thomas' Church pillar had now been completed.

5. MEMBERS' QUESTIONS

No Members questions were raised.

6. PLANNING APPLICATIONS

1) P/00350/15 – LDC/32227. 2 Upper Highland Road, Ryde, Isle of Wight, PO331DZ. Ryde South. Lawful Development Certificate for continued use of property as two flats.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00350/15>

Ryde Town Council considered the above application and resolved to raise No Objection to this application subject to the Isle of Wight Council carrying out a housing standards check under the Housing Health and Safety Rating System.

2) P/00270/15 – TCP/10073/B. 6 Wood Street, Ryde, Isle of Wight, PO333DH Ryde North East Ward. Replacement of two windows at 1st floor level on front elevation.

<http://www.iwight.com/planning/AppDetails3.aspx?frmId=29512>

Ryde Town Council considered the above application and resolved to raise No Objection to this application.

3) P/01583/14 – TCP/05746/V Part OS parcels 1238, 0135 and 0952, land between Weeks Road and, Asheys Road, Ryde, Isle of Wight, PO33. Havenstreet, Asheys and Haylands. Approval of Reserved Matters on P/01529/12 - TCP/05746/U for three/four/five storey building to provide retirement apartments with associated communal facilities and parking; mixture of bungalows and houses with parking (181 units in total)(revised plans - amended design and siting of apartment building)(re-advertised application)

<https://www.iwight.com/planning/AppDetails3.aspx?frmId=29541>

Ryde Town Council considered the above revised application and resolved to object to this application on the following grounds:

The applicant has not conducted a full ecology survey of the site and therefore has been unable to identify the wildlife and important species that currently

use the site, said to include badgers, red squirrels and newts. In the absence of such a report, the protection of them and their habitats is not possible. The failure to adequately protect the ecology of the site is non compliant with policy DM12 (landscape, Seascape, Biodiversity and Geodiversity) The Town Council therefore insist that a full survey be conducted, and mitigation agreed, prior to the commencement of ANY work on site.

The applicant has not provided any evidence of how they will effectively manage the surface water generated at the site and reduce the run off rate contrary to policy DM14. This site is often water logged and appears to retain high volumes of water.

Building on such an area will undoubtedly increase the risk of flooding to other areas of Ryde.

Further the Town Council are aware that the figures used by the Environment Agency regarding the water flow into Monkton Mead Brook have recently been found to have been incorrect and therefore the issues and risks regarding flooding have been understated. In light of this new information the applicant has a duty to ensure that they can effectively manage the water that the site produces and significantly improve run off rates. Without clear evidence of this the Town Council cannot support this application.

The Town Council are also unaware of how the wastewater will be managed. There is currently inadequate capacity in the local sewer network as acknowledged by Southern Water in their response to the Pennyfeathers application.

The Town Council therefore requests that in the event of the application being approved the following condition is included: 'Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water'.

Although the proposed access through Woodland View was upheld on appeal there have been fundamental changes both in terms of traffic flow and policy since that time. Island Roads were not responsible for the highways at the time of the original application and, in the absence of any report from them or the applicant showing traffic modeling and mitigation against any significant increase in traffic, stacking and waiting times, we cannot be satisfied that the proposal would not have a detrimental affect on the wider highway network.

There have also been significant changes to the local setting since the earlier application. A new primary school has been constructed and is now open and the old school site has been developed. Ryde Town Council believe that these material and significant changes to the infrastructure of the locality call into question the appropriateness of a single point of access and egress to the site especially as the current highway layout gives rise to heavy congestion at peak times. In the light of this change of local circumstance and in the absence of any evidence that these changes have been factored into the

submission it is our view that the access to the site should be revisited.

The drawings also indicate a 'potential access road', which has caused concern.

The Town Council is concerned about the location of the green spaces within the site. These areas will attract young people but are located in close proximity to the attenuation ponds which could pose a safety issue. This is an unnecessary risk and therefore the location of the ponds and the green spaces should be revisited.

In addition the proposed parking appears to be inadequate for the number and type of dwellings proposed. The surrounding roads are already heavily congested and it is essential that the site can adequately provide parking for its residents and visitors.

The proposed 5 storey 'extra care' block of apartments is non compliant to Policy DM 2 (Design Quality for New Build) as its scale and mass are excessive and would be highly visible within the street scene. It is not necessary to have such a large building and the Town Council are concerned about the access both onto the site and into the building in the event of an emergency.

In the event of approval the Ryde Town Council ask that the Isle of Wight Council maximise the opportunities available with a large development and seek a greater financial contribution from the developer for infrastructure improvements.

In addition the Town Council asks that the housing allocation is used as a means to support essential services by allocating a proportion of the new housing stock to housing desperately needed by public service key workers such as teachers, health and social workers. Thereby incentivising young professional families to come and work on the Island.

Ryde Town Council ask that in order to ensure transparency the application be considered by the Isle of Wight Council's Planning Committee so that those who have a view can have the opportunity to express it.

4) P/00013/15 – TCP/29837/C land adjacent to 17, Winston Avenue, Ryde, Isle Of Wight, PO33 Ryde West Detached house with parking and formation of vehicular access off Winston Close

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00013/15>

Ryde Town Council considered the above application and resolved to raise an objection to the external appearance including the use of one brick type on the side elevation (north) and recommended that no development take place until samples of the materials to be used in the construction have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

5) Application No: P/00257/15 - TCP/14125/U - Land between 24a/24b Bellevue Road and, East Street, Ryde, Isle Of Wight, PO33 Ryde North East Proposal: Variation of conditions 2 and 4 on P/01560/08 - TCP/14125/S to allow amendments to the approved scheme
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00257/15>

Ryde Town Council considered the above application and resolved to raise No Objection to this application.

6) Application No: P/00367/15 - TCP/32235 Fern Cottage, Binstead Hill, Ryde, Isle of Wight, PO333RN Binstead & Fishbourne
Proposal: Demolition of single storey side extension; Proposed two storey extension on side elevation to form additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00367/15>

Ryde Town Council considered the above application and resolved to raise No Objection to this application.

7) Application No: P/00422/15 - TCP/32242 Location: memorial gardens adjacent to 29, The Strand, Ryde, Isle of Wight, PO33 Ryde North East
Proposal: Proposed ventilation column
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00422/15>

Ryde Town Council considered the above application and resolved to raise No Objection to this application but recommended that no development take place until samples of the paint colour to be used in the construction have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

8) Application No: P/00262/15 - TCP/16235/M Location: 13a, Union Street, Ryde, Isle of Wight, PO332DU Ryde North West
Proposal: Change of use of 2nd floor flat to form additional office accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00262/15>

Ryde Town Council considered the above application and resolved to raise No Objection to this application.

7. PLANNING REVISIONS

The committee were advised that there were no revised planning applications received since the last planning committee meeting.

8. PLANNING APPEALS

The committee were advised that no planning appeals for Ryde have been received since the last planning committee meeting.

9. PLANNING DECISIONS

The following planning decisions were noted.

Week ending 3rd April 2015

a) Application No: P/00116/15
Location: 3 Meaders Road, Ryde, Isle of Wight, PO331HR
Parish: Ryde Ward: Ryde South
Proposal: Lawful Development Certificate for proposed siting of a caravan to provide ancillary accommodation
Decision: Granted Plan Permission (or issue Cert)
Ryde Town Council raised no objection.

b) Application No: P/00139/15
Location: 11 Albert Street, Ryde, Isle of Wight, PO332SB
Parish: Ryde Ward: Ryde South
Proposal: Proposed alterations and single storey extension on rear elevation to form wet room and store
Decision: Granted Plan Permission (or issue Cert)
Ryde Town Council raised no objection.

c) Application No: P/00108/15
Location: 30 Westfield Park, Ryde, Isle of Wight, PO333AB
Parish: Ryde Ward: Ryde North West
Proposal: Proposed roof alterations to create accommodation at second floor level including balcony on rear elevation; replacement of pitched roof with flat roof to existing garage
Decision: Granted Plan Permission (or issue Cert)
Ryde Town Council did not object to the planning application but considered that certain conditions should be included such as obscure glazing. These conditions were imposed as part of Condition 4.

Week ending 10th April 2015

d) Application No: P/00154/15
Location: 11 Nelson Place, Ryde, Isle of Wight, PO332ET
Parish: Ryde Ward: Ryde North East
Proposal: Demolition of lobby, store and w/c; single storey rear extension to provide garden room and shower room
Decision: Granted Plan Permission (or issue Cert)
Ryde Town Council raised no objection

Week ending 17th April 2015

e) Application No: P/00018/15
Location: land adjacent to, Paddock Chase, Pitts Lane, Ryde, Isle of Wight, PO33
Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed detached dwelling

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to the planning application but wished for traditional materials to be used in the construction.

f) Application No: P/00028/15

Location: 9193B High Street Ryde Isle Of Wight PO33

Parish: Ryde Ward: Ryde South

Proposal: Demolition of building Outline for 3 storey building to form 16 flats with accommodation provided within roof space

Decision: Refuse Plan Perm (or not issue Cert)

Reasons: The application is inadequate and deficient in detail in respect of a Parking Provision Assessment that demonstrates that there would be adequate capacity within the highway network to accommodate the demand for car parking that would be generated by the proposed development. Therefore, it is considered that the proposal has failed to have regard to, and would be likely to have a significant adverse impact on, the use and capacity of the highway network contrary to the aims of policies SP7 (Travel), DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.

Ryde Town Council was concerned that there was insufficient parking provision in the surrounding road network and considered that parking could be provided on site.

g) Application No: P/01608/14

Location: Rye House, Playstreet Lane, Ryde, Isle of Wight, PO333LJ

Parish: Ryde Ward: Ryde West

Removal of car port; alterations and conversion of garage to form garden studio/workshop; Outline for 2 detached dwellings with parking and alterations to vehicular access (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to the proposals but asked for a further detailed arboricultural method statement in conjunction with any unit constructed on the site.

10. LICENCE APPLICATIONS

1) 048138 - Street Trading Consent - Coffee Bean, Land ay Quay Road, Ryde

[https://www.iwight.com/licensing/applicationdetails3.aspx?refno=048138&licencetype=Street%20Trading%20Consent%20%20%20%20%20%20%20&list=consultation_street_trading](https://www.iwight.com/licensing/applicationdetails3.aspx?refno=048138&licencetype=Street%20Trading%20Consent%20%20%20%20%20%20%20%20&list=consultation_street_trading)

Ryde Town Council considered the above Licence application and raises concerns about the location of the Coffee Bean. The Council is concerned

about the general urban sprawl associated with trading of this nature, especially in an area where at peak times customers are trying to access and egress from Hovertravel facility, and would suggest that operations are confined at all times to within the constraints of the Coffee Bean.

2) 048133 – Street Trading Consent - Vittoria

[https://www.iwight.com/licensing/applicationdetails3.aspx?refno=048133&licencetype=Street%20Trading%20Consent%20%20%20%20%20%20%20&list=consultation_street_trading](https://www.iwight.com/licensing/applicationdetails3.aspx?refno=048133&licencetype=Street%20Trading%20Consent%20%20%20%20%20%20%20%20&list=consultation_street_trading)

Ryde Town Council considered the above Licence application and raises no objection to this application.

3) 048169 - Street Trading Consent – Coffee Bean

Ryde Town Council considered the above Licence application and had No Comment to make in respect of this application.

11. TREE DECISIONS

The following tree decisions were noted.

Tradegar House, 15 Wood Street, Ryde

The Tree Officer raised no objection to reduce the crown of the Willow by 30-40%.

Ryde Town Council resolved to make contact with the Isle of Wight Council in connection with any potential service cuts in this area to consider any options for taking this service forward for the benefit of Ryde residents.

12. ISLAND PLAN POLICY SP2 REVIEW

The committee considered the report presented by the clerk in connection with the Isle of Wight Council's consultation on the proposed revision to Policy SP2 which would result in a reduction in allocations from 2100 new homes to 1400 new homes within the Ryde Area Action Plan and resolved the following:

Ryde Town Council supports the revised spatial distribution as set out in the consultation documents that reduces the overall housing number to be planned for Ryde over the Core Strategy period from 2,450 to 1,949 with the following proviso. If work, undertaken as part of the AAP process, identifies that the levels of growth in Ryde cannot be delivered without the need for major infrastructure improvements that are not identified and funded then it is recommended that housing allocations are only proposed to the level of development that can be supported by a fully funded infrastructure programme.

13. YELLOW LINES WITHIN SPENCER ROAD

The committee was advised by the Chairman and members of the public that when the yellow lines were repainted in Spencer Road not all work was carried out meaning that cars are now parked in areas of obstruction around the entrance to Buckland Gardens.

Ryde Town Council resolved to make contact with Island Roads to investigate the precise location of where yellow lines are supposed to be located within this area and remedy any defects accordingly.

14. PEDESTRIANISATION OF THE HIGH STREET

The clerk updated the committee that there were still matters outstanding from Island Roads in connection with solutions to some elements of the project, such as how to assist the markets in the area of Angelsea Street should the High Street be pedestrianized.

Ryde Town council resolved to make further contact with Island Roads to resolve these issues so that a report could be presented to the Planning Committee who would then make a recommendation to Full Council.

15. APLEY CAR PARK

Due to the attendance from members of the public this item was placed earlier on the Agenda to give ample time to hear residents views.

The committee heard from one beach hut owner who had used a hut for over 30 years and considered that the piece of land had been given to the people of Appley. She confirmed that if she wanted to use her beach hut it would cost her £50 per week.

The committee then heard from another beach hut owner who had owned a hut for over 40 years. The committee was reminded that Cllr. John Gilbey had made statements that he would “iron out the anomalies” of parking in Sandown and Shanklin and that these principles should also apply to Ryde where there was not free parking for the whole of the year but that free parking was allowed in The Bay in winter periods. The committee was informed that free parking existed for 5 hours previously and that when this period ended if a user had an all island parking pass then parking could continue unabated. It was pointed out that there are three café's and no undercover facilities in the local area with no signs of wardens, nobody parking there already, dog walkers parking on the surrounding estates and that vandalism (including super-gluing of machines) had already taken place with no covers being placed on the affected machines.

The committee then heard from a third person who had occupied a beach hut for 25 years. She confirmed that she had previously had free parking but that if she wanted to use the hut for a week parking would cost her £42 per week out of a pension of £142. It was suggested to the committee that a compromise with the Isle of Wight Council needed to be reached on assisting beach hut owners, local businesses such as the café's and Ryde Rowing Club and just as important the residents of the

surrounding estates including a suggestion that there should be four hours free parking and then charges applied.

It was confirmed by Ryde Rowing Club that the operation of parking restrictions in this manner is costing them in terms of hiring out the venue and the use of the club by their members who want to train.

It was then confirmed by Cllr. Woodward that there was no covenant on the land relating to charging for car parks.

Cllr. Warren's view was that a formal letter needed to be sent to the Isle of Wight Council to commence a discussion on how to take matters forward. This was confirmed by Cllr. Moore.

The Chairman then states that he had been examining the definition and purpose of a car park. He had established that there was no definition but that the purpose was to facilitate public access to facilities and amenities and relieve pressure on nearby streets.

The Chairman confirmed that the scale of charges in the summer removed the benefits of the car park and that the charges should be restricted to "maintenance and regulation" and should not be a 'cash cow' for funding other council services.

The Chairman reminded the committee that no real income benefit had been received by the Isle of Wight Council prior to charges being introduced.

Ryde Town Council resolved to contact the Isle of Wight Council to enter into discussions about the possibility of taking over one, some or all car parks in the local area under a community asset transfer and then resolved to examine how charges could be restricted to 'maintenance, operation and regulation' only for the benefit of local residents and the surrounding community.

16. DATE OF NEXT MEETING

The next planning committee meeting is the 19th May 2015.