



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 17th MARCH 2015 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

In attendance: Tracy Reynolds, Clerk to the committee.

PUBLIC QUESTION TIME

Mrs Newbury asked for an update in relation to her enquiry regarding the time allowed to cross at the pedestrian crossing at the junction of the High Street and Green Street. The Clerk explained that since the initial enquiry, a number of emails had been sent to Island Roads from her to establish an answer but that to date she had not received a response.

It was agreed that the clerk would raise a formal complaint on behalf of the Town Council to Island Roads.

A member of the public raised a concern regarding an increase in parking in the roads surrounding Appley Park. The increased number of parked cars, believed to be a result of the introduction of parking charges in Appley Park, was causing considerable inconvenience to local residents in Marina Avenue, Monkton Street and surrounding roads as they were unable to access their own drives or park their own vehicles.

It was agreed that the clerk would write to the parking department at the Isle of Wight Council.

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 24th FEBRUARY 2015 be approved as a true record of the meeting and signed by the chairman.

4. PROGRESS ON ACTION TAKEN

Planning applications

The committee's comments regarding the planning applications considered at the previous planning committee were submitted to the Isle of Wight Council.

Article for the Beacon

The clerk had drafted an article for the Beacon newspaper and circulated that to the planning committee members.

It was agreed that the clerk would send an electronic version of the article to Councillor Phil Warren for further distribution.

Highway Amenity Licence Policy

As agreed at the previous planning committee meeting the clerk had written to Island Roads requesting a copy of the new Highway Amenity Licence Policy, together with information regarding the applications received to date and under consideration, together with details of the licences approved. However to date no response had been received.

It was agreed that the clerk would write a further letter to Island roads, expressing concern about the lack of response, and asking again for the information and policy.

Southern Vectis Bus Route Changes

The clerk had written as agreed to Southern Vectis thanking them for consulting with the Town Council on their proposed bus route changes.

Other correspondence

The clerk also reported that she had still not received a response to her letter to the Isle of Wight Council regarding the Royal York Hotel, Ryde Theatre, The Conservative Club and Vectis Hall.

It was agreed that the clerk would write a further letter requesting a response to the first.

5. MEMBERS' QUESTIONS

Councillor David Woodward expressed some concern that the damage to the pillar at the junction of St Thomas' Street and Lind Street had not been repaired. The clerk informed the committee that this had been reported to the Island Roads who had made the pillar safe but that no further work had been undertaken.

It was agreed that the clerk would write to the Isle of Wight council to enquire about repairs to the pillar.

12. THE RYDE MASTER PLAN

Due to the public interest in item 12 'The Ryde Masterplan' the chairman proposed that this item be brought forward which was unanimously agreed.

The clerk summarised the background to the Ryde Masterplan, the vision itself and the results of the two consultation events.

At the consultation events there had been a very positive response to the vision, as presented by the Chamber of Commerce, and the respondents liked the idea of 'opening up' the seafront and creating parkland. Whilst there had been concerns regarding parking and traffic flow, all agreed that Ryde needed to be regenerated and many found the vision inspirational.

Members of the public attending the planning committee asked about the viability and realisation of the scheme and Councillor Tim Wakeley, planning committee chairman, detailed how the vision fitted in with the Area Action Plan, which is currently being drafted. The Area Action Plan is written by the Isle of Wight Council with input from the Town Council and will provide the policy framework to support and guide future development in Ryde. Councillor Tim Wakeley also detailed how a partnership arrangement would potentially work.

In relation to the next steps, it was explained that the planning committee will consider their formal response, both to the Chamber of commerce, and to the Isle of Wight Council at the next planning committee and then if agreed recommend it to full council where the Chamber of Commerce will be invited to present the vision.

RESOLVED that the clerk draft the responses to be considered at the planning committee meeting on the 7th April 2015.

6. PLANNING APPLICATIONS

1) P/01589/14 - TCP/03160/J. Wychwood, Quarr Hill, Ryde, Isle Of Wight, PO334EH. Binstead & Fishbourne Ward. Detached dwelling with vehicular access and parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01589/14>

RESOLVED that no objection be made.

2) P/01608/14 - TCP/30953/B. Rye House, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ. Ryde West Ward. 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)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01608/14>

Ryde Town Council considered the above application and RESOLVED to make the following comment:

Ryde Town Council does not object to the detailed application for the garden studio and the outline application for the 2 detached dwellings on the condition that a further arboricultural method statement be in place for implementation in conjunction with any construction on site.

3) P/00142/15 - TCP/17967/K. Greenmount Primary School, Green Street and, 43 Newport Street, Ryde, Isle Of Wight, PO33. Ryde North West Ward. Demolition of section of main building; alterations and conversion of buildings to form 21 dwellings; parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00142/15>

Ryde Town Council considered the above application and RESOLVED to make the following comment:

Ryde Town Council objects to the proposed development on highway safety grounds. We note that the previously approved planning application for ten dwellings and ten parking places did not receive Highways support due to the lack of access visibility, but that these concerns did not prevent the application being recommended for approval by the Isle of Wight Council Planning department.

The current proposal for 21 dwellings and 21 parking places represents a significant increase on the previously approved ten dwellings and ten parking spaces but is still reliant on the access not agreed by the IW Council Highways department.

The proposed access is in Newport Street, where many of the residents are elderly and/or vulnerable. The entrance to the site is adjacent to sheltered housing and is in close proximity to a local school, playgroup and nursery. Given this location, and the vulnerable nature of the pedestrians that currently use this road as a cut through and as access, it is crucial that access visibility should be of primary importance for their safety and protection and that the current visibility standards should not be lowered. The proposed access is narrow and there is a total lack of visibility to the East, which is the direction that the oncoming traffic would flow from. The pavement is narrow and an exiting car would need to cross the entire width of the pavement and protrude onto the single-track road before gaining any visibility.

It is the Town Council's view therefore that the proposed access is totally unacceptable and is non compliant with agreed standard visibility requirements and that the application should be refused.

4) P/00154/15 - TCP/03647/A. 11 Nelson Place, Ryde, Isle Of Wight, PO332ET. Ryde North East Ward. Demolition of lobby, store and w.c; single storey rear extension to provide garden room and shower room

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00154/15>

Ryde Town Council considered the above application and RESOLVED to make the following comment:

Ryde Town Council raises no objections subject to the comments of the conservation officer.

5) P/00095/15 - A/02551/B. 6, Monkton Street, Ryde, Isle Of Wight, PO33 1JN. Ryde North East Ward. New fascia sign with new light fittings over; advertising frame on south (side) elevation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00095/15>

Ryde Town Council considered the above application and RESOLVED to make the following comment:

Ryde Town Council agree with the proposed external signage and lighting but do not agree with the external notices or advertising and ask that this aspect of the application be refused. The Town Council also ask that if the application is agreed, a condition be included that requires the proposed design to be agreed with the conservation officer.

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 20th February 2015

No decisions were taken during this week

Week ending 27th February 2015

1) P/01195/14. 166 Great Preston Road, Ryde, Isle Of Wight, PO331AY. Ryde East Ward. Demolition of conservatory and garage; proposed single storey rear/side extension to provide kitchen and office and enlarge sitting room; raised decking (revised plans)

Decision: Granted Plan Permission

Ryde Town Council raised no objections

2) P/01453/14. 30 Mayfield Road, Ryde, Isle Of Wight, PO333PR. Ryde West Ward. Conversion of garage and single storey extensions on side and rear elevations to provide additional living accommodation; raised deck area with a covered section (revised plan)

Decision: Granted Plan Permission

Ryde Town Council raised no objections

Week ending 6th March 2015

3) P/00030/15. 85 George Street, Ryde, Isle Of Wight, PO332JE. Ryde North East Ward. Alterations and single storey extension on west elevation to provide reception area and open porch; installation of additional windows at ground and first floor level on south elevation; new pedestrian access at basement level

Decision: Granted Plan Permission

Ryde Town Council raised no objections

4) P/00084/15. Lansdowne House, 2 John Street, Ryde, Isle Of Wight, PO332PZ. Ryde North West Ward. Proposal: LBC for replacement windows on front elevation

Decision: Granted Plan Permission (or issue Certificate)

Ryde Town Council does not object to this application subject to the agreement of the conservation officer.

5) P/01597/14. Quarrhurst Lodge, Quarr Road, Ryde, Isle Of Wight, PO334EL. Binstead & Fishbourne Ward. Demolition of dwelling; proposed replacement dwelling and detached store

Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council does not object to this application subject to the advice from the AONB team being followed. The Town Council would however ask that the applicant makes an effort to retain the verdant setting and if any trees or shrubs are lost due to the construction work that there is a condition requiring the applicant to agree a programme of replacement with the Tree Officer. In addition the Town Council would like the applicant to use traditional materials in the construction of the property.

6) P/01300/14. NHS Clinics at 68/69 and 70/71, Swanmore Road, Ryde, Isle Of Wight, PO33. Ryde West Ward. Demolition of single storey extensions and external escape stairs; Alterations and change of use to form 2 pairs of semi-detached houses; proposed pair of semi-detached houses fronting West Street; block of 3 garages; alterations to vehicular access and pedestrian accesses

Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council does not object to this application but are concerned about the parking provision on the site and the proposed access and egress onto West Street.

10. LICENCE APPLICATIONS

The committee considered the following applications, which had been received:

- Application to vary the premises licence for Falcon Inn, Swanmore Road, Ryde
- <http://www.iwight.com/licensing/licenceconsultationlist.aspx>
The consultation period will end on the **25 March 2015**.

It was RESOLVED that no objection would be made to the above application

- Application for a Minor Variation to the Premises Licence at The Blacksheep Bar, 53 Union Street, Ryde
<http://www.iwight.com/licensing/licenceconsultationlist.aspx>
The consultation period will end on the **25 March 2015**.

It was RESOLVED that no objection would be made to the above application but that the following comment be made:

The application was considered at the planning committee on the 17th March 2015. At this meeting the Town Council supported the licence condition requiring a noise management plan to be put into place to alleviate the noise disturbance to residents.

It does not therefore object to this variation and makes this decision based on the understanding that if further complaints are received the Environmental Health department are at liberty to conduct a further review of the licence. I trust this clarifies the Town Council's view.

- Street trading licence for Ryde market.
The consultation period will end on the **17 March 2015**.

It was RESOLVED that no objection would be made to the above application

11. CROSS BOUNDARY STATEMENT

The committee considered the cross boundary statement drafted by Fishbourne Parish Council. It was agreed that the clerk would write to thank Fishbourne Parish Council for sharing the statement and to inform them that the contents had been noted.

13. DOWN TO THE COAST

Councillor Phil Warren gave an update to the committee. It was agreed that Councillor Phil Warren would continue to liaise with Peter Fellows in order to draft the project overview required as the next step.

14. DATE OF NEXT MEETING

The next planning committee meeting is the 7th April 2015