



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 19th MAY 2015 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Councillors, Tim Wakeley (Chairman), Phil Warren (Deputy Chair), Henry Adams (Deputy Mayor), Jill Moore, David Woodward and Malcolm Ross.

In attendance: Peter Griffiths, clerk to the committee.

ELECTION OF CHAIR AND VICE CHAIR

P/31/15 - Ryde Town Council resolved to:

**Elect Cllr. Tim Wakeley as Chairman of Planning Committee
Elect Cllr. Phil Warren as Deputy Chair of Planning Committee**

PUBLIC QUESTION TIME

Mrs.Newbury commented that she still had not received an answer for Island Roads in connection with the length of time that people are given time to cross the road while the 'green man' was lit. She referenced the fact that for disabled people, families with children and older residents.

Cllr Woodward commented that the new smart 'Puffin' crossings had stated to be 'rolled out' so this enquiry might be overtaken by the installation of these new signals.

P/32/15 - Ryde Town Council resolved to make contact with Island Roads to investigate when 'Puffin' signals are going to be installed and recommend that a longer period be given during the 'green man' phase for all residents to be able to cross in a safe manner.

Mrs.Newbury asked why the skateboard park was closed at the weekend because some children had to climb over to use the facilities.

Cllr. Wakeley confirmed that there had been an issue on this weekend and that a mobile phone number will in future be listed on site for users to call in the event of any problems on site requiring urgent attention.

Mr.Allsop asked a question about Appley Park and was notified that this was on the agenda.

1. APOLOGIES

No apologies were received.

2. DECLARATIONS OF INTEREST

Cllr. Adams declared a non-pecuniary interest in Item 13 on the Agenda because he is a member of Ryde Rowing Club.

3. MINUTES

P/33/15 - Ryde Town Council resolved that the minutes of the meeting held on the 28 April 2015 be approved as a true record of the meeting and signed by the chairman.

4. PROGRESS ON ACTION TAKEN

Yellow Lines in Spencer Road

A report to Island Roads has been made via their online system and this is referenced as E16053618. This will be followed up if no action is undertaken.

Appley Car Park

Contact has been made with Alex Minns in relation to holding discussions about the possibility of taking over Appley Car Park.

It was commented that Ventnor Town Council has taken over 4 of their car parks.

Vectis Hall

A meeting has been set up with the Isle of Wight Council's empty property officer for 22 May 2015 to review the case and see whether the owner can be encouraged to undertake an enforced sale of the premises. The Town Council are aware of people who wish to purchase the building and an update will be presented to the next Planning Committee.

Pedestrianisation of the High Street

A meeting has been set up with Island Roads for 1 June 2015 to review the project to date and following this review a full report will be brought before the Planning Committee.

Royal York

A letter has been sent to the agent of the owner confirming that Ryde Town Council wants to assist with returning this property back to active use. A copy of the insurance documents for the building has been requested and although Ryde Town Council cannot request these by law it is hoped that the agent will recognise that Ryde Town Council can assist with messages that are being given to local residents.

Conservative Club

The same owner that owns the Royal York also owns the Conservative Club, 8 Lind Street Ryde. A similar letter will be sent to the owner following any response that is given in respect of the Royal York.

Terminus Building St. Johns Road

This property was also considered by Cllrs to be detrimental to the visual amenity of the local area and in a prominent location. The clerk confirmed that the owners were still in a legal dispute with the Isle of Wight Council over works undertaken to the bridge.

P/34/15 - Ryde Town Council resolved to make contact with the owners and the Isle of Wight Council to see what practical measures could be introduced to assist with the improvement of this site.

5. MEMBERS' QUESTIONS

Cllr. Wakeley raised the fact that he had been contacted in respect of the possibility of the Planning Committee making a recommendation that a 20mph speed limit be introduced in Upton Road, Ryde.

Further to discussion on this matter and general speed restrictions in the local area Ryde Town Council resolved to inform the resident that this was a matter that needed to be taken up directly with the Isle of Wight Council.

6. PLANNING APPLICATIONS

1. Application No: P/00459/15 Alt Ref: TCP/19297/A
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: 6 Pitt Street, Ryde, Isle of Wight, PO333EB
Proposal: Demolition of single storey extension; proposed two-storey extension on side elevation to form additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00459/15>

P/35/15 - Ryde Town Council considered the above application and resolved to raise No Objection to this application subject to the following condition:

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.

2. Application No: P/00464/15 Alt Ref: TCP/20504/A
Parish(es): Ryde Ward(s): Ryde North East
Location: 6 Nelson Street, Ryde, Isle Of Wight, PO332EZ
Proposal: Replacement windows to the existing bay windows at 1st and 2nd floor levels on front elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00464/15>

P/36/15 - Ryde Town Council considered the above application and resolved to Object to this application on the following basis:

The new proposal does not significantly improve the current street scene in a manner that is considered in keeping with policy DM2 of the Core Strategy, which confirms that proposals should:

“Complement the character of the surrounding area, particularly in Conservation Areas and AONB, as defined in Conservation Area Appraisals, Village Design Statements or other Supplementary Planning Documents that define locally distinctive areas.”

7. PLANNING REVISIONS

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

8. PLANNING APPEALS

1. Site Address: 28, The Strand, Ryde, Isle of Wight, PO331JF
Description of development: Remove the existing deck and balcony on the north elevation; proposed conservatory and balcony on north elevation
Application reference: P/01257/14
Appeal reference: APP/P2114/D/15/3007924
Appeal start date: 30th April 2015

The committee was advised that an appeal is proceeding under the Householder Appeals Service; there is no opportunity for Ryde Town Council to submit comments

9. PLANNING DECISIONS

The following planning decisions were noted.

Week ending 24th April 2015

Application No: P/00229/15
Location: 106 High Street, Ryde, Isle of Wight, PO332SZ
Application under Regulation 75 of the Habitats Regulations 2010 for alterations and conversion of retail unit to form 3 residential units
Decision: Granted Plan Permission (or issue Cert)

Week ending 01 May 2015

Application No: P/00249/15

Location: 6 Wood Street, Ryde, Isle of Wight, PO332DH

Proposal: Rendering of front elevation

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00209/15

Location: 34 Buckland Gardens, Ryde, Isle of Wight, PO333AG

Proposed single storey rear extension to provide lounge; porch and bay window on front elevation (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00095/15

Location: 6, Monkton Street, Ryde, Isle of Wight, PO33 1JN

Proposal: New fascia sign with new light fittings over; advertising frame on south (side) elevation

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00255/15

Location: Peter Pan's Playground, Esplanade, Ryde, Isle of Wight, PO331JA

Variation of condition nos. 2 and 8 on P/00542/14 - TCP/18404/T to allow for a roof mounted extraction fan to be installed to allow a widened range of menu options

Decision: Granted Plan Permission (or issue Cert)

P/37/15 - Ryde Town Council RESOLVED to write to the Development Control Manager in connection with this application as the Planning Committee are concerned that a site visit was made when the site was closed and therefore the full impacts of this decision could not be taken into consideration and that it considers that the extended range of food options will increase the activity on the pathway brought about by encroachment through the owners exceeding their licensed pavement area, placing further tables and chairs in the thoroughfare.

Application No: P/00287/15

Location: 17 Cross Street, Oakfield, Ryde, Isle of Wight, PO331EH

Parish: Ryde Ward: Ryde South

Proposal: Retention of shed/workshop

Decision: Granted Plan Permission (or issue Cert)

Week ending 8th May 2015

Application No: P/00306/15

Location: 8 Circular Road, Ryde, Isle of Wight, PO331AL

Parish: Ryde Ward: Ryde East

Proposal: Proposed extension at first floor level on rear elevation to form en-suite bathroom and dressing area

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00293/15

Location: Ryde Lawn Tennis & Croquet Club, Playstreet Lane, Ryde, Isle of Wight, PO333LJ

Proposal: Proposed extension to enlarge clubhouse; refreshment cabin

Decision: Granted Plan Permission (or issue Cert)

10. LICENCE APPLICATIONS

Number:	048337
License:	Premises License
Name:	Eastern Gardens
End consultation:	5 June 2015
Address:	Esplanade, Ryde, Isle Of Wight

P/38/15 - Ryde Town Council resolved to object to this licence application on the basis that it prevents access to the esplanade pathway between Eastern Gardens and the beach that is used as emergency access to the Harbour. Closure of this area will prevent free access and passage by residents, holidaymakers and harbour users to the toilet block at the end of Eastern Gardens and to Peter Pans and the other traders that have beneficial enjoyment of access from the esplanade pathway.

Ryde Town Council resolved not to object to the other aspects of this license application.

Number:	048347
License:	Street Trading Consent
Name:	Market - Wightlife Food Festival
End consultation:	29 May 2015
Address:	Esplanade, Ryde, Isle Of Wight

P/39/15 - Ryde Town Council resolved not to object to this licence application.

11. TREE DECISIONS

The following tree decisions were noted.

- REGENT COURT, EAST HILL ROAD, RYDE
- NEW LODGE, 74 WEST HILL ROAD, RYDE
- NAVERINO, 58 SPENCER ROAD, RYDE
- 5 THE HAYLOFT, OFF UPTON ROAD, RYDE
- 10 THE FIRS, WEST HILL ROAD, RYDE
- 1 BEECH GROVE, RYDE
- WELLINGTON COURT, AUGUSTA ROAD, RYDE

P/40/15 - Ryde Town Council resolved to not place tree items on the Agenda save for tree items that are for the felling or removal of trees. Ryde Town Council resolved to contact the IWC Tree Officer to establish a process by way of being notified only of applications for the felling or removal of trees providing sufficient notice to the Ryde Town Council to enable them to comment as part of a consultative process on any application for felling or removal.

12. STREET NAMING APPROVAL

Ryde Town Council considered the request from Island Roads to comment on street name approval at SITE OF FORMER IW TELECOM SPORTS SOCIAL CLUB, 63 PARK ROAD, RYDE, PO33 2BL

P/41/15 - Ryde Town Council resolved to recommend the approval of Park Close.

13. DEVELOPMENT OUTSIDE RYDE ROWING CLUB

It was reported back to the committee that the Isle of Wight Council's Planning enforcement team have decided to take no action in respect of the complaint due to the fact that in their opinion the site seems to have been used in this manner since 2009.

Ryde Rowing Club were informed that due to this decision that as this was now a dispute between two leaseholders on Isle of Wight Council land representations should be made via the ward councillor for the IW Council, Cllr. Whitby-Smith.

14. RYDE SURFACE WATER MANAGEMENT PLAN

It was confirmed that a report would be brought back to the next Planning Committee updating Councillors on the Ryde Surface Water Management plan. A request will be sent to all Councillors prior to this meeting so that all views can be incorporated into the report.

15. MEETING WITH IWC – FUTURE OF RYDE AREA ACTION

It was confirmed that a meeting was held with Cllr. Fuller (Chair of Planning) and Oliver Boulter (Principal Planning Policy Officer) on 13 May 2015.

The review of policy SP2 was discussed and it was confirmed that the consultation period had now closed with 34 responses being received. It was confirmed by the IWC that the overall figure of 520 dwellings per annum had not changed but that the distribution of development had moved units away from Ryde.

Attendees raised a number of issues including whether there was sufficient infrastructure, schools, power, sewerage and roads to support the levels of development proposed.

In addition the IWC confirmed that a new timetable for the AAP's had been produced and that it was the intention of the IWC to publish a draft in September/October 2015.

Cllr. Wakeley confirmed that he would be holding the IWC to the timetable and the IWC confirmed that in order for this to happen there needed to be an 'honest' debate about the level of detail included in the AAP's.

P/42/15 - Ryde Town Council resolved to hold an away morning to discuss the matters it considers to be of priority in the AAP and to discuss those matters with the IWC in advance of the draft AAP being produced.

The meeting date was set for 19th June 2015 at 9:30 am.

P/43/15 - Ryde Town Council resolved to also make contact with the Solent LEP to discuss how strategies can be aligned in advance of the AAP process so that a positive steer is given to the IWC in the formation of its planning documents that also results in opportunities for securing funding for infrastructure and economic growth from the LEP.

16. MEETING ABOUT UPTON ROAD DEVELOPMENT

The committee was informed about a meeting that was held between the Chairman and clerk with Wadham College Oxford and their representatives Carter Jonas about the potential for a residential development site behind the allotments on Upton Road.

P/44/15 - Ryde Town Council resolved that a consultation event be held with Carter Jonas and that Ryde Town Council should facilitate this to hear the views of local residents and then take an impartial view and feed this back to the developers and the IW Council. This should be arranged for a location nearby to the development site.

17. SIGNPOSTING OF CAR PARKS

A discussion was held over how well the local car parks are advertised. It was noted that most residents of the Island know where the car parks are and that the signposting would only assist visitors who, due to modern technology, are able to locate car parks without the need for a plethora of signs.

P/45/15 - Ryde Town Council resolved to respond to the IWC that signposts need to be positioned more visibly and more appropriately and that they are not always used to the best effect and that it was in the interest of the IWC to ensure that the signposts were effective so as to generate the most appropriate revenue in the most cost effective manner.

18. DATE OF NEXT MEETING

The next planning committee meeting is the 9th June 2015.