



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 24th FEBRUARY 2014 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Councillors, Jill Moore, Tim Wakeley (Chairman) and Phil Warren.

In attendance: Tracy Reynolds, Clerk to the committee.

PUBLIC QUESTION TIME

Mrs Newbury asked for an update on her previous question in relation to the time allowed to cross the road at the pedestrian crossing at the junction of the High Street and Green Street.

The clerk informed Mrs Newbury that Iain Thornton from Island Roads was currently investigated the crossing times and she was waiting for an update from him. She advised that she will continue to chase for a response.

1. APOLOGIES

Apologies were received from Councillors David Moore, Malcolm Ross, Gary Taylor and David Woodward.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES

RESOLVED that the minutes of the meeting held on the 3rd FEBRUARY 2015 were approved as a true record of the meeting and signed by the vice 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.

Other consultations.

The committee's support for the proposed traffic order for Westfield Park was communicated to the Isle of Wight Council who have subsequently granted the order.

The committee's support for the proposed improvements works to the telecommunications mast at Busy Bee was communicated to Daly international.

The Off Road Sustainable transport questionnaire was completed and sent to the Isle of Wight Council.

Royal York Hotel, Ryde Theatre and the Conservative Club.

Following a question from a councillor at planning committee, the clerk wrote to Bill Murphy, head of planning at the Isle of Wight Council to ask for an update.

Pedestrian crossing time.

The clerk is still chasing and awaiting a response in relation to the time allowed to cross the road at the junction of High Street and Green Street.

Table Licences.

Following an article in the County Press, the clerk wrote to Island Roads enquiring as to the current status of the proposed Highway Amenity Licence Policy, and for information regarding any applications received and decisions taken.

Ryde Masterplan.

Following the success of the first stage consultation for businesses and not for profit organisation a second stage consultation event was currently being planned. This will be open to all members of the public and the committee will be advised accordingly.

5. MEMBERS' QUESTIONS

A question was asked in relation to the proposed timescale for completion of the Southern Water improvement works in The Strand and The Royal George Memorial Gardens. It was agreed that the clerk would seek an update.

6. PLANNING APPLICATIONS

The chairman suggested that, due to the public interest in the item, that planning application number 5 be considered first and the committee agreed.

5) P/00108/15 - TCP/10058/M. 30 Westfield Park, Ryde, Isle of Wight, PO333AB. Ryde North West Ward. 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

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00108/15>

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

Ryde Town Council does not object to the planning application in principle but considers that certain conditions should be included if the application was approved. In particular the large central glass window on the front (South) facing elevation should be obscure glass at least on the top floor level in order to maintain privacy for neighbouring properties and in particular number 29 who would otherwise be overlooked. In addition the Town Council recognise the prospect of additional overlooking from the side windows (East elevation) on the top floor and ask that they are also made to be both obscure and non opening in order to maintain privacy for number 31. Finally the Town Council request that there be no allowance for any further variations, including any extensions to the proposed balconies.

1) P/00084/15 - LBC/06520/S. Lansdowne House, 2 John Street, Ryde, Isle of Wight. Ryde North West Ward. LBC for replacement windows on front elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00084/15>

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

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

2) P/00099/15 - TCP/28949/A. 37 Hillrise Avenue, Ryde, Isle of Wight, PO333TZ. Binstead & Fishbourne Ward. Demolition of single storey side extension; replacement single storey side extension to provide bedroom and bathroom
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00099/15>

RESOLVED that no objection be made.

3) P/01489/14 - TCP/26502/L. Smallbrook Stadium, Ashey Road, Ryde, Isle of Wight, PO334BH. Havenstreet, Ashey & Haylands Ward. Proposed single storey extension to existing clubhouse to form new changing rooms and function room including extension to balcony/terrace area at first floor level

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01489/14>

RESOLVED that no objection be made.

4) P/00041/15 - TCP/31986/A. Winterbourne Court, 34 Alexandra Road, Ryde, Isle of Wight, PO331DT. Ryde East Ward. Demolition of front boundary wall; proposed four storey extension on side elevation to form 4 flats; new front boundary wall (revised scheme)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00041/15>

RESOLVED that no objection be made.

6) P/00130/15 - TCP/10456/C. 290 Upton Road, Ryde, Isle of Wight, PO333HP. Havenstreet, Ashey & Haylands Ward. Proposed single storey side extension to provide additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00130/15>

RESOLVED that no objection be made.

7) P/00128/15 - TCP/20543/J. Oak Cottage, Ashey Road, Ryde, Isle of Wight, PO334BD. Havenstreet, Ashey & Haylands Ward. Proposed two storey extension on rear elevation to provide additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00128/15>

RESOLVED that no objection be made.

8) P/00139/15 - TCP/32169. 11 Albert Street, Ryde, Isle of Wight, PO332SB. Ryde South Ward. Proposed alterations and single storey extension on rear elevation to form wetroom and store

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00139/15>

RESOLVED that no objection be made.

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 30th January 2015

1) P/01482/14. 55 Marlborough Road, Ryde, Isle of Wight, PO331AE. Ryde East Ward. Proposed extension at first floor level to provide en-suite bedroom

Decision: Granted Planning Permission

Ryde Town Council raised no objections

2) P/01442/14. Beachwood, Quarr Road, Ryde, Isle of Wight, PO334EL. Binstead & Fishbourne Ward. Proposed two storey extension on west elevation to form additional living accommodation

Refuse Planning Permission.

- 1 The extension, due to the height, width, design and siting would form a prominent addition to the main dwelling which would adversely impact on the setting of the building within the plot, appearing cramped when read in conjunction with the adjoining woodland. The extension would therefore be an inappropriate size, scale and design failing to enhance the character or context of the surrounding area and would therefore conflict with Policies SP1 (Spatial Strategy) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy.
- 2 The proposed development will have an unacceptable level of impact on the Ancient Semi Natural Woodland and the wider landscape value of the surrounding AONB. The proposal would therefore conflict with Policies SP5 (Environment) DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy and Section 11 of the NPPF which seeks to conserve and enhance the natural environment.

Ryde Town Council commented as below:

RESOLVED that the following objections to this proposal be made: It is our view that the proposed two story side extension has a significant negative impact on the architectural integrity of the original design, is excessive and due to its scale and mass is non compliant with Policy DM2. It fails to enhance the Area of Outstanding Beauty and instead detracts from it. In addition it is our view that it is also non compliant with policy DM12 in that it does not conserve, promote or enhance the landscape. In consequence of the above it is an inappropriate development in an Area of Outstanding Natural Beauty. In addition we would not want to see the loss of ANY of the mature trees on the site.

Week ending 6th February 2015

3) P/01536/14. Kingarth House, Church Road, Binstead, Ryde, Isle of Wight, PO333SZ. Binstead & Fishbourne Ward. Demolition of garage; replacement detached garage

Decision: Granted Plan Permission

Ryde Town Council raised no objections

4) P/01499/14. 42 Argyll Street, Ryde, Isle of Wight, PO333BY. Ryde North West Ward. Demolition of garage; replacement garage (revised scheme)

Decision: Granted Plan Permission

Ryde Town Council raised no objections

5) P/01502/14. 50a, St. Johns Road, Ryde, Isle of Wight, PO332RS. Ryde South Ward. Two storey side extension to provide additional living accommodation

Decision: Granted Plan Permission

Ryde Town Council raised no objections

Week ending 13th February 2015

6) P/01285/14. Ashey Vineyard, Ashey Road, Ryde, Isle of Wight, PO334BB. Havenstreet, Ashey & Haylands Ward. Lawful Development Certificate for proposed alterations and formation of covered walkway

Decision: Granted Plan Permission

Ryde Town Council raised no objections

7) P/01540/14. 41 Argyll Street, Ryde, Isle Of Wight, PO333BY. Ryde North West Ward. Demolition of garden room; proposed single storey extension on rear elevation to form garden room

Decision: Granted Plan Permission

Ryde Town Council raised no objections

8) P/01568/14. The Coachhouse, Buckingham Villa, Buckingham Close, Ryde, Isle Of Wight, PO33 2DW. Ryde North West Ward. Proposed conservatory

Decision: Granted Plan Permission

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

9) P/01569/14. The Coachhouse, Buckingham Villa, Buckingham Close, Ryde, Isle of Wight, PO33 2DW. Ryde North West Ward. LBC for proposed conservatory

Decision: Issue Certificate

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

10) P/01571/14. 2 The Colonnade, Lind Street, Ryde, Isle of Wight, PO332NE Ryde North West Ward. Continued use as hairdressing salon

Decision: Granted Plan Permission

Ryde Town Council raised no objections

11) P/01572/14. 2 The Colonnade, Lind Street, Ryde, Isle of Wight, PO332NE. Ryde North West Ward. LBC for regularisation of internal alterations in connection with use as hairdressing salon

Decision: Issued Certificate

Ryde Town Council raised no objections

12) P/01575/14. National Westminster Bank Plc, St. Thomas Square, Ryde, Isle of Wight, PO332PL. Ryde North West Ward. 1x internally illuminated projecting sign; 1x set of non-illuminated letters and logo; 1x internally illuminated ATM tablet; 1x internally illuminated fascia sign; 2x non-illuminated plaque signs (revised plan)

Decision: Granted Plan Permission

Ryde Town Council raised no objections

13) P/01223/14. Sunny Heights and Summer Place, Arnold Road, Ryde, Isle Of Wight, PO333RG. Binstead & Fishbourne Ward. Demolition of garages, shed and conservatory; outline for alterations, conversion of and extension to existing pair of semi-detached dwellings to form 6 dwellings in total; parking (revised plans).

Decision: Granted Plan Permission

Ryde Town Council raised no objections

14) P/01543/14. 43 Salters Road, Ryde, Isle Of Wight, PO333HU. Havenstreet, Asheys & Haylands Ward. Demolition of garage; two storey side extension to provide additional living accommodation

Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council objects to this proposal. The proposed extension will result in an unacceptable intrusion onto the neighbouring property at Number 45. It is also non compliant with policy DM 2 (Design Quality for New Build) due to its scale and mass in close proximity to the boundary and over two floors.

15) P/01557/14. 115 High Park Road, Ryde, Isle Of Wight, PO331BZ. Ryde East Ward. Demolition of garage and boot room; construction of end of terrace dwelling with parking/turning area; formation of new vehicular access for existing dwelling (No. 115) (revised description).

Decision: Granted Plan Permission

Ryde Town Council raised no objections

10. LICENCE APPLICATIONS

The committee noted that the following street trading licenses has been issued.

- L S Purrington & Sons - Quay Road, Esplanade - 24 August 2015 to 30 August 2015 (09:00am to 21:00pm)
- Street Trading Consent (Renewal) for Jules Ices, Mobile - Whole Island

11. CAULKHEAD HEROES

The committee considered the paper on the above project and thanked Councillor Warren for the progress made. It was agreed that Councillor Warren would continue with the project as proposed.

12. THE RYDE PLAN

The committee considered and noted the content of the paper, updating members on the Ryde Plan.

13. THE MASTERPLAN FOR RYDE

The committee received and noted the notes from the first stage consultation meeting for the Ryde Master Plan held on the 9th February.

14. SOUTHERN VECTIS BUS ROUTE CHANGES

The committee considered the proposed changes to Southern Vectis bus routes detailed in the letter dated 17th February 2015. The committee welcomed the changes to route 37 and to the timetable of other routes to enable other connections to be made.

It was agreed that the clerk would write to Southern Vectis thanking them for consulting with the Town Council and also asking if consideration could be given to the possibility of holding buses when other travel connections are delayed, especially late night ferries.

15. DATE OF NEXT MEETING

The next planning committee meeting is the 17th March 2015