



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 30th June 2015 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

In attendance: Peter Griffiths, clerk to the committee.

PUBLIC QUESTION TIME

Mrs. Newbury asked whether the proposed extension to Bishops Lovett school would require planning permission. It was confirmed that if an application was submitted then this committee would consider it.

1. APOLOGIES

No apologies were received.

2. DECLARATIONS OF INTEREST

Cllr. Woodward declared a non-pecuniary interest in Item 8, 10 and 11 on the planning agenda due to the proximity of these buildings to his dwelling.

3. MINUTES

P/67/15 - Ryde Town Council resolved that the minutes of the meeting held on the 9th June 2015 be approved as a true record of the meeting and signed by the deputy chairman.

4. PROGRESS ON ACTION TAKEN

Vectis Hall

Telephone contact has been made with the owners and a meeting is to be arranged to discuss the options for moving this building forward.

Terminus Building St. Johns Road

The owner of this building has made contact with RTC and is due to come into the office to discuss the issues and how they may be resolved.

5. MEMBERS' QUESTIONS

Cllr. Woodward asked for an update on which businesses have table licenses in Ryde. It was confirmed that an update will be provided at the next planning committee.

Cllr. Woodward asked about the conversion of the property at 159 High Street, from a mobile phone shop to a delicatessen, as he had not recalled that consent had been issued for this change of use. It was confirmed that enquiries would be made of the IWC and that an update will be provided at the next planning committee.

Cllr. Adams asked whether there was any manner in which the planning committee could stipulate the size of back gardens in new development do deal with the obesity crisis that is developing. It was confirmed that a report will be brought to the next committee on 'open space' within new developments and used to feed the views back to the IWC for inclusion in the Ryde Plan.

Cllr. Warren confirmed that this was an issue he wanted to discuss following his attendance on the My Life a Full Life north working group as sustainable transport routes also played a part in developing an active lifestyle.

6. PLANNING APPLICATIONS

Press List 5 June 2015

1. Application No: P/00600/15 Alt Ref: TCP/00702/S
Parish (es): Ryde Ward(s): Ryde North West
Location: 20, Cross Street, Ryde, Isle of Wight, PO33 2AD
Proposal: Change of use from retail to beauty salon
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00600/15>

P/68/15 - Ryde Town Council considered this application and resolved to make No Objection.

Press List 12 June 2015

2. Application No: P/00265/15 Alt Ref: TCP/28894/B
Parish (es): Ryde Ward(s): Havenstreet, Ashey & Haylands
Location: 13 Ashey Road, Ryde, Isle of Wight, PO332UN
Proposal: Alterations and change of use of single dwelling to form 4 flats; alterations to vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00265/15>

P/69/15 - Ryde Town Council considered this application and resolved to

object to the application on the following grounds:

The application form states that no work has commenced on site but Ryde Town Council knows this not to be the case. The alterations to widen the access, by taking down the wall, and works to services are currently being carried out and internal works to the premises that have been reported to building control have not been mentioned within the application.

Ryde Town Council seeks assurances that should this application be refused any unauthorised works that have been carried out will be subject to enforcement action.

Ryde Town Council object to this application on the grounds that insufficient detail has been provided in relation to highways safety grounds in this location. An assessment has been carried out on the number of parking spaces that can be accommodated on site with accompanying visibility splay plan.

Ryde Town Council considers that in this location, due to the width of the road, the daily parking on the left hand side of the road does not provide sufficient visibility for road users and occupiers access to and egress from this site in a safe manner.

The Isle of Wight Council approved an application in respect of this site in 2008 (application reference P/00387/08 - TCP/28894) that was granted with two conditions relating to parking.

Condition 2 required that “The turning space in front of the dwelling house shall be retained to enable vehicles to enter and leave in a forward gear and this shall be maintained and kept available for that purpose at all times.”

Condition 3 required that “A maximum of two car parking spaces shall be retained hereafter for use by occupiers and visitors to No 13 Ashey Road.

Ryde Town Council considers that the imposition of these conditions was a reflection of the associated problems with the highways network in this location and as such an increase in parking on this site brought about by the conversion of this unit into four flats would have an unacceptable impact on the highways network.

Ryde Town Council is also aware that recent use of the property has not been in accordance with condition 3.

Ryde Town Council considers that should this application be approved associated mitigation should be provided in the form of works to the highway network but that such mitigation should not reduce the other available parking within the immediate vicinity for the benefit of other householders.

Ryde Town Council objects to this application on the basis that the application does not make any reference to the Solent Special Protection Area SPD. The

creation of additional flats as 'sole or main' residence of the occupiers within 5.6km of the SPA without an appropriate assessment or justification why mitigation should not be provided has not been carried out.

3. Application No: P/00636/15 Alt Ref: TCP/32283
Parish (es): Ryde Ward(s): Binstead & Fishbourne
Location: 62 Newnham Road, Ryde, Isle of Wight, PO333TE
Proposal: Removal of car port; alterations; two storey rear extension to provide additional living accommodation to include Juliet balcony on rear elevation; single storey side extension to provide garage
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00636/15>

P/70/15 - Ryde Town Council considered this application and resolved to make No Objection.

Press List 19 June 2015

4. Application No: P/00675/15 Alt Ref: TCP/20890/A
Parish (es): Ryde Ward(s): Ryde East
Location: Fourways, Thornton Manor Drive, Ryde, Isle of Wight, PO331PQ
Proposal: Demolition of garage; proposed single storey side and rear extension to provide additional living accommodation; new patio area
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00675/15>

P/71/15 - Ryde Town Council considered this application and resolved to make No Objection.

5. Application No: P/00567/15 Alt Ref: TCP/32284
Parish (es): Ryde Ward(s): Ryde East
Location: 1 Banbury Close, Ryde, PO331DP
Proposal: Alterations to enclose porch
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00567/15>

P/72/15 - Ryde Town Council considered this application and resolved to make No Objection.

6. Application No: P/00644/15 Alt Ref: TCP/16047/F
Parish (es): Ryde Ward(s): Ryde North West
Location: 22 Argyll Street, Ryde, Isle of Wight, PO333BZ
Proposal: Proposal alterations; extension at 1st floor level to form additional accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00644/15>

P/73/15 - Ryde Town Council considered this application and resolved to object to this application on the following grounds:

The proposed extension would lead to a detrimental impact upon the amenity of the neighboring dwelling 20 Argyll Street. The size and proximity of the extension would create an overbearing impact upon number 20 that by its

development would create a cumulative impact due to the location and setting of 18 Argyll Street.

Therefore, this proposal would not comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

The application does not make any reference to the Solent Special Protection Area SPD. The creation of additional bedrooms as 'sole or main' residence of the occupiers within 5.6km of the SPA without an appropriate assessment or justification why mitigation should not be provided has not been carried out.

7. Application No: P/00610/15 Alt Ref: TCP/23567/C
Parish (es): Ryde Ward(s): Ryde East
Location: Busy Bee Garden Centre Ltd, Brading Road, Ryde, Isle of Wight, PO331QG
Proposal: Increase of height of the existing mast from 17.3m to 27m; replacement of 6 no. existing antennas with 9 no. new antennas; installation of 2 no. new 300mm dish antennas; associated ancillary works
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00610/15>

P/74/15 – Ryde Town Council considered this application and did not object to this application subject to the following condition being imposed: “The mast hereby permitted shall have a “black” or “ivy” green external colour, unless otherwise approved in writing by the Local Planning Authority.”

8. Application No: P/00661/15 Alt Ref: LBC/20510/F
Parish (es): Ryde Ward(s): Ryde North West
Location: Ryde Theatre, Lind Street, Ryde, Isle of Wight, PO332NL
Proposal: LBC for internal alterations to include extension of bar facilities on 1st and 2nd floors; new w.c's on first floor
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00661/15>

P/75/15 - Ryde Town Council considered this application and resolved to make No Objection.

Press List 26 June 2015

9. Application No: P/00712/15 Alt Ref: TCP/32298
Parish (es): Ryde Ward(s): Ryde North West
Location: 17 Westfield Park, Ryde, Isle of Wight, PO333AB
Proposal: Demolition of conservatory; single storey rear extension to provide garden room
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00712/15>

P/76/15 - Ryde Town Council considered this application and resolved to make No Objection.

10. Application No: P/00680/15 Alt Ref: LBC/04576/E
Parish (es): Ryde Ward(s): Ryde North West
Location: 16-17, Lind Street, Ryde, Isle of Wight, PO332NS

Proposal: LBC for alterations in connection with change of use of existing dwelling to form school boarding accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00680/15>

P/77/15 - Ryde Town Council considered this application and resolved to make No Objection.

11. Application No: P/00679/15 Alt Ref: TCPL/04576/F

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

Location: 16-17, Lind Street, Ryde, Isle of Wight, PO332NS

Proposal: Alterations and change of use of existing dwelling to form school boarding accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00679/15>

P/78/15 - Ryde Town Council considered this application and resolved to make No Objection.

12. Application No: P/00724/15 Alt Ref: TCP/16868/B

Parish (es): Ryde Ward(s): Havenstreet, Ashley & Haylands

Location: 2 Wray Street, Ryde, Isle of Wight, PO333ED

Proposal: Two storey rear/side extension to provide additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00724/15>

P/79/15 - Ryde Town Council considered this application and resolved to make No Objection.

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 was advised of the following appeals being submitted:

- a) Winterbourne Court, 34 Alexandra Road, Ryde (APP/P2114/W/15/3032514/NWF) – **Ryde Town Council did not raise an objection to the application.**
- b) Brickfields, Newnham Road, Ryde – **Ryde Town Council objected to this application. No details of how the appeal is to be heard have currently been issued by the Planning Inspectorate.**

9. PLANNING DECISIONS

The following planning decisions were noted.

Decisions week ending 29th May 2015

Application No: P/00304/15

Location: Land adjacent to, 256 Upton Road, Ryde, Isle of Wight, PO33

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed detached dwelling
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application subject to Highways agreement and approval.

Decisions week ending 5th June 2015

Application No: P/00422/15
Location: memorial gardens adjacent to 29, The Strand, Ryde, Isle of Wight, PO33
Parish: Ryde Ward: Ryde North East
Proposal: Proposed ventilation column (revised plans)
Decision: Granted Plan Permission (or issue Cert)

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.

The IWC placed the following condition on the approval: "The ventilation column hereby permitted shall have an "ivy" green external colour, unless otherwise approved in writing by the Local Planning Authority."

Application No: P/00262/15
Location: 13a, Union Street, Ryde, Isle of Wight, PO332DU
Parish: Ryde Ward: Ryde North West
Proposal: Change of use of 2nd floor flat to form additional office accommodation
Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/01583/14
Location: Part OS parcels 1238, 0135 and 0952, land between Weeks Road and, Ashley Road, Ryde, Isle of Wight
Parish: Ryde Ward: Havenstreet, Ashley & 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)(readvertised application)
Decision: Granted Plan Permission (or issue Cert)

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 that 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 incentivizing 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.

Decision

The IWC did not take this application to its planning committee and approved it under delegated powers.

Works shall not commence on the construction of the buildings hereby approved until full details of both hard and soft landscape works, to include the design of the attenuation ponds, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include but not be limited to [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials;

Prior to occupation of any dwellings on this site provision shall be made for interpretation signs highlighting the importance of the adjoining Site of

Importance for Nature Conservation (SINC) and the formalisation of entrances to the SINC. Long-term management proposals shall also be submitted outlining how the integrity of the SINC shall be maintained further to cater for increased visitor pressure. No dwelling shall be occupied until a scheme has been submitted to and approved by the Local Planning Authority indicating measures to deter littering and tipping on the boundaries of the adjoining SINC. Such measures shall be retained and maintained thereafter.

No development shall take place until detailed calculations have been submitted to and agreed in writing by the Local Planning Authority indicating the details of the foul water discharge rate. No dwelling shall be occupied until the new foul sewer has been constructed and is operational in accordance with the details contained in planning permission P/00375/09 - TCP/05746/S unless otherwise agreed in writing by the Local Planning Authority.

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and none of the existing retained ditches on the site shall be culverted, unless otherwise agreed by the Local Planning Authority.

The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Prior to the commencement of development, a scheme for the provision and management of a buffer zone alongside the tributary of the Monktonmead Brook shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The scheme shall include:

- **plans showing the extent and layout of the buffer zone**
- **details of the planting scheme (for example, native species)**
- **details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term**
- **details of any footpaths, fencing, lighting etc.**

Decisions week ending 12th June 2015

None

Decisions week ending 19th June 2015

Application No: P/00508/15

Location: St. Marys RC Primary School, Ampthill Road, Ryde, Isle of Wight,
PO331LJ

Parish: Ryde Ward: Ryde North East

Proposal: Proposed conservatory
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this application.

Application No: P/00459/15
6 Pitt Street, Ryde, Isle of Wight, PO333EB
Demolition of single storey extension; proposed two storey extension on side elevation to form additional living accommodation
Case Officer: Hayden Marsh
Refuse Plan Perm (or not issue Cert)

1 The proposed extension would be unacceptable in terms of size, scale, bulk and massing. The extension would result in overdevelopment of the application site, and would not be adequately subordinate to the existing dwelling.

The width and height of the proposed extension would almost replicate the existing dwelling, and the loss of the amenity space to the side would be unacceptable. The visual lung of open space to the side would be compromised by this proposal. The proposal would cause an imbalanced appearance to the street scene, with the existing semi-detached dwellings taking the appearance of a terraced row. Therefore, the proposal would conflict with Policies SP1 (Spatial Strategy) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

2 The proposed extension would lead to a detrimental impact upon the privacy and amenity of the neighbouring dwelling 8 Pitt Street. The size and proximity of the extension would create an overbearing impact upon number 8. Furthermore, the two bedroom windows in the rear elevation of the extension would overlook the small rear amenity area of this neighbouring dwelling 8 Pitt Street. This would negatively impact upon the privacy and amenity of this neighbouring house.

Therefore, this proposal would not comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy

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 the approved details.

Application No: P/00464/15
Location: 6 Nelson Street, Ryde, Isle of Wight, PO332EZ
Parish: Ryde Ward: Ryde North East
Proposal: Replacement windows to the existing bay windows at 1st and 2nd floor levels on front elevation
Decision: Granted Plan Permission (or issue Cert)

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.'

10. LICENCE APPLICATIONS

There were no licence applications to consider.

11. TREE DECISIONS

The following tree decision was noted.

Location 80 HILLRISE AVENUE, BINSTEAD, RYDE

Consent to the following:

- T2 English Oak situated as detailed in the application to be felled to near ground level, the work to be carried out in stages.

Reason: The work is necessary for safety reasons.

12. PEDESTRIANISATION OF THE HIGH STREET

P/80/15 – Ryde Town Council's planning committee resolved to recommend to Full Council that consultation commences with shopkeepers and shoppers on measures to introduce Pedestrianisation of the High Street and Anglesea Street and only allow deliveries and disabled access between 6am and 10am by introducing a 'no waiting at any time' restriction and a prohibition of driving order between 10am and 6pm. The Planning Committees preference would be a physical barrier to prevent access to this area rather than a proliferation of yellow lines.

13. FISHBOURNE CROSS BOUNDARY STATEMENT

P81/15 – Ryde Town Council considered the Fishbourne Cross Boundary Statement and resolved to write to Fishbourne Parish Council confirming the following:

Ryde Town Council endorses the Fishbourne Cross Boundary Statement subject to the following matters being clarified and resolved:

Ryde Town Council being involved in any future discussions that Fishbourne Parish Council have with Wightlink in connection with their plans for expansion at their Fishbourne terminal and its affects on the surrounding road network and any further amendments to the cross boundary statement made as a result of ongoing dialogue.

Ryde Town Council endorses the statements made in connection with the retention of important green gaps to prevent settlement coalescence in the areas of Quarr and the open valley from the ridge along Newnham Road to the woodland and rising ground off Eleanors Grove. This decision is made based upon the information that is currently available to the Town Council. As such, should further information arise, as part of technical information or feedback from public events, the Town Council reserves the right to alter its view following an appropriate report and decision being made by this planning committee.

14. GYPSY AND TRAVELLER SITES IN RYDE AREA ACTION PLAN

P82/15 – Ryde Town Council resolved to accept the findings of the Isle of Wight Gypsy and Traveller Accommodation Assessment 2015 and write to Nettlestone and Seaview Parish Council to consider if a joint response to the Isle of Wight Council can be drafted and submitted. The Town Council further resolved to write to the Isle of Wight Council to confirm that table 6 on page 18 of the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment April 2015 needs to be amended to reflect that a settled population lives in the Parish of Nettlestone and Seaview and not Ryde.

15. DATE OF NEXT MEETING

The next planning committee meeting is the 20th July 2015.