



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 9th June 2015 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

In attendance: Peter Griffiths, clerk to the committee.

PUBLIC QUESTION TIME

There were no public questions that were not already on the agenda.

1. APOLOGIES

Cllr. Tim Wakeley (Chair).

2. DECLARATIONS OF INTEREST

Cllr. Adams declared a non-pecuniary interest in Item 10 on the Agenda because he is a member of Ryde Rowing Club.

3. MINUTES

P/46/15 - Ryde Town Council resolved that the minutes of the meeting held on the 19th May 2015 be approved as a true record of the meeting and signed by the deputy 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.

A letter has been sent to Island Roads to formally log a request to have these improvements installed.

A letter will be sent to Isle of Wight Council (Highways Authority) to ask for priority to be given for this order.

Appley Car Park

A visit has been made to Ventnor Town Council to discuss how they took over four of their car parks under the Community Right to Bid process. The process involves a 23-year lease (the same period as the Island Roads contract) and VTC guaranteeing the rent for this period to the IWC. VTC then provide specific concessions over and above the normal charging process (which still remains in situ).

As the process is a 23 year lease it has to go out to tender and there are some risks involved with this as private companies are also able to bid.

The whole process took VTC between 9 months and 1 year to complete and therefore it was clarified that no solution is going to be available for this summer.

Further meetings with the IWC are being planned to investigate the situation further.

Vectis Hall

A letter has been sent to the owners and RTC are awaiting a response. If no response is received by 12th June 2015 then further contact will be made with the owners.

Pedestrianisation of the High Street

A meeting has now taken place with Island Roads and RTC has received confirmation of the various orders that would need to be put in place and the options for any parking arrangements that might need to be put into place.

A report will be brought to the next planning committee to discuss those arrangements and make a recommendation to Full Council.

Royal York and Conservative Club

Letters have been sent to the owner's agent but to date no response has been received. Further contact will be made with the owner's agent to try and elicit a response.

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.

Puffin Signals

Contact has been made with Island Roads to investigate whether during the replacement of road signals 'puffin' crossing points are going to be installed. Island Roads have confirmed that there is no intention to install 'puffin' signalisation and

that like for like replacement of existing signalisation will be installed as part of their maintenance contract.

Peter Pan's Playground

A letter of complaint has been sent to the IWC Planning Service in connection with their decision to approve the extraction fan at Peter Pan's and not take the recommendations of RTC Planning Committee into consideration.

Contact with the IWC Tree Officer

Contact was made with the IWC Tree Officer who has confirmed that there is no statutory requirement for LPA's to consult with Town and Parish Council's prior to tree decisions being made.

P/47/15 – Ryde Town Council resolved in future to only report decisions in respect of trees to be felled as part of the Planning Committee agenda.

Upton Road Development

A formal presentation with Ryde Town Councillors, in respect of this potential development site, will take place on the 16th June 15 at 7pm at the United Reform Church, Upton Road, Ryde.

An exhibition will take place between 2pm and 6:30 pm and then a formal consultation process will happen from 7pm involving Ryde Town Council hearing the views of local residents.

Agenda Item 12 was moved forward on the Agenda to this point but is set out in the minutes in chronological order.

5. MEMBERS' QUESTIONS

Cllr. Woodward asked for an update on the current plan for the works being undertaken in and around the Strand on behalf of Southern Water by Clancy Docwra.

Cllr. Adams asked when the next meeting of the Ryde Flood Action Group meeting was.

It was confirmed that the Southern Water had confirmed that works were taking longer than expected because the method of installing the new pipes had to be changed from underground boring to open trenching because of the fact that the excavators had hit unexpected rock and that was slowing the works down.

Southern Water hope that the work at the eastern end of The Strand will take until the end of July and then they will move to the western end of The Strand.

The next meeting of the Ryde Flood Action Group will be at 6pm on the 14th July 2015 at the Simeon Arms.

6. PLANNING APPLICATIONS

1. Application No: P/00508/15 Alt Ref: TCP/18479/R
Parish(es): Ryde Ward(s): Ryde North East
St. Marys RC Primary School, Ampthill Road, Ryde, Isle of Wight, PO331LJ
Proposal: Proposed conservatory
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00508/15>

P/48/15 - Ryde Town Council considered the above application and resolved to raise No Objection to this application.

2. Application No: P/00537/15 Alt Ref: TCP/13664/C
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands
10 Butts Road, Ryde, Isle of Wight, PO333JH
Proposal: Demolition of porch; replacement porch; cladding to first floor level
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00537/15>

P/49/15 - Ryde Town Council considered the above application and resolved to raise No Objection to this application.

3. Application No: P/00546/15 Alt Ref: TCP/32271
Parish(es): Ryde and Brading
Bartletts Green Farm, Brading Road, Ryde, Isle of Wight, PO331QQ
Proposal: Removal of condition no. 5 on P/00813/11 - TCP/15307/W
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00546/15>

P/50/15 - Ryde Town Council considered the above application and resolved to raise No Objection to the removal of this condition.

4. Application No: P/00523/15 Alt Ref: TCP/05008/A
Parish(es): Havenstreet & Ashey Ward(s): Havenstreet, Ashey & Haylands
Location: Land between 107 and 117, Newnham Road, Ryde, Isle of Wight, PO33
Proposal: Two chalet bungalows with garages; formation of vehicular access and parking/turning area
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00523/15>

P/51/15 - Ryde Town Council considered the above application and resolved to raise No Objection to this application subject to the following condition:

No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.

Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the NPPG and the results of the assessment provided to the local planning authority.

Where a sustainable drainage scheme is to be provided, the submitted details shall provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters and include a timetable for its implementation; and provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

5. Application No: P/00475/15 Alt Ref: TCP/11863/R
Parish Ryde Ward Ryde North East
Location: 85 George Street, Ryde, Isle of Wight PO33 2JE
Proposal: Proposed single storey lean-to extension to form boiler/plant room
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00475/15>

P/52/15 - Ryde Town Council considered the above application and resolved to raise No Objection to this application.

6. Application P/00571/15 Alt Ref: TCP/21336/A
Parish: Ryde Ward: Ryde East
Location: Westridge Skip Hire Ltd, The Yard, Bullen Road, Ryde, Isle of Wight, PO331AU
Proposal: Demolition of buildings; proposed construction of 7 dwellings with vehicular access and parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00571/15>

P/53/15 - Ryde Town Council considered the above application and resolved to raise No Objection to this application.

7. Application No: P/00602/15 Alt Ref: TCPL/24772/S
Parish(es): Ryde Ward(s): Ryde North West
Location: The Apartment, Prince Consort, 19 St. Thomas Street, Ryde, Isle of Wight
Proposal: Installation of two additional windows on west elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00602/15>

P/54/15 - Ryde Town Council considered the above application and resolved to raise No Objection to this application.

8. Application No: P/00603/15 Alt Ref: LBC/24772/R
Parish(es): Ryde Ward(s): Ryde North West
Location: The Apartment, Prince Consort, 19 St. Thomas Street, Ryde, Isle of Wight
Proposal: LBC for installation of two additional windows on west elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00603/15>

P/55/15 - Ryde Town Council considered the above application and resolved to raise No Objection to this application.

Development abutting Ryde Parish

9. Application No: P/00573/15 Alt Ref: TCP/17977/K
Parish(es): Nettlestone & Seaview Ward(s): Nettlestone & Seaview
Location: former Harcourt Sands Holiday Park, Puckpool Hill, Ryde, PO331PJ
Proposal: Demolition of buildings; outline for residential development of 128 units comprising a mixture of 1, 2, 3 and 4 bedroom dwellings; 63 bed hotel (or 15 holiday units); provision of car park for Puckpool Park; formation of new vehicular access, works to existing access and landscaping (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00573/15>

The committee considered the revised plans for this site, the drainage plans, the new highways and access arrangements, the setting of the listed buildings, the offer of affordable housing, vacant building credit and the alternative offers for tourism use of this site.

P/56/15 - 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 was advised that there were no appeals received since the last planning committee meeting.

9. PLANNING DECISIONS

The following planning decisions were noted.

Decisions week ending 15 May 2015

Application No: P/00251/15
Location: 35 Marina Avenue, Ryde, Isle of Wight, PO331NG
Demolition of conservatory; Proposed alterations and extensions to convert bungalow into a chalet bungalow; solar panels; raised deck area; extension of dropped kerb
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00310/15
Location: Olinda House, 1 Trinity Street, Ryde, Isle of Wight, PO332AS
Lawful Development Certificate for proposed alterations and conversion of detached garage to provide ancillary accommodation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00350/15

Location: 2 Upper Highland Road, Ryde, Isle of Wight, PO331DZ

Proposal: Lawful Development Certificate for continued use of property as two dwellings (revised description)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application subject to the Isle of Wight Council carrying out a housing standards check under the Housing Health and Safety Rating System.

The Isle of Wight Council did not recommend the carrying out of an housing standards check under the Housing Health and Safety Rating System.

Decisions week ending 22 May 2015

Application No: P/00257/15

Location: Land between 24a/24b Bellevue Road and, East Street, Ryde, Isle of Wight, PO33

Proposal: Variation of conditions 2 and 4 on P/01560/08 - TCP/14125/S to allow amendments to the approved scheme

Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00270/15

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

Proposal: Householder Application Replacement of two windows at 1st floor level on front elevation

Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application: P/00345/15

Location: 9 Hazlemere Avenue, Ryde, Isle of Wight, PO333SA

Proposal: Demolition of conservatory; single storey rear extension to provide additional living accommodation; conservatory; decking

Refuse Plan Perm (or not issue Cert)

The proposed extension and conservatory would be unacceptable in terms of size, scale, bulk and massing. The footprint of the proposal would be inappropriate in the context of the application site, and would lead to overdevelopment of the plot. The extension would be out of keeping with the character of properties in this location. The design of the extension would conflict with the existing dwelling and proposed conservatory in regard to the roof of the proposals. Therefore, this proposal would conflict with Policy SP1 (Spatial Strategy) and Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

The proposed decking would cause a serious loss of privacy for the attached property 7 Hazlemere Avenue. The location of the decking and the proximity to the neighbours boundary, would result in potential overlooking of their private amenity area. This loss of amenity for the neighbouring dwelling would be unacceptable. Therefore, this proposal would fail to comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Ryde Town Council RESOLVED to object to this application.

The proposed extension is not in keeping with the street scene or the prevailing character and pattern of the properties in the local area. The excessive scale and mass are inappropriate and it is therefore an overdevelopment of the site.

10. LICENCE APPLICATIONS

number:	048523
license:	Street Trading Application
name:	Shipwreck Isle Pirate Festival - Appley Beach
end_consultation:	18 June 2015
address:	Ryde, PO33 1ND

P/57/15 - Ryde Town Council considered the above application and resolved to raise No Objection to this application.

number:	048525
license:	Premises License
name:	Shipwreck Isle Pirate Festival - Appley Beach
end_consultation:	25 June 2015
address:	Ryde, PO33 1ND

P/58/15 - Ryde Town Council considered the above application and resolved to raise No Objection to this application.

11. TREE DECISIONS

The following tree decision was noted.

57 MARINA AVENUE, RYDE

Consent to the following: T1 Cedar situated as detailed in the application to be felled to near ground level.

Reason: To remove a tree that is inappropriate for a small garden.

12. RYDE SURFACE WATER MANAGEMENT PLAN AND FLOODING ISSUES

The committee considered the report presented and discussed the Ryde Surface Water Management Plan, the Southern Water works and the Environment Agency modelling and any potential solutions that might result.

P/59/15 – Ryde Town Council resolved to:

- **Write to IWC Planning Policy and obtain a commitment that the Ryde AAP will include a dedicated section on the outfall project**
- **Obtain a commitment from IWC Planning Policy that the AAP will set an appropriate size of development from which contributions towards the outfall project will be requested taking into consideration the Community Infrastructure Regulations and the ability to pool s106 agreements.**
- **Obtain a commitment from IWC Planning Policy that the AAP will include specific wording that encourages new development to disconnect surface water drainage from large roofed and paved areas from discharging into the combined sewers or watercourses.**
- **Obtain a commitment from IWC Planning Policy that the AAP will include a requirement that new development ensures that the peak runoff rate from the development to any highway drain, sewer or surface water body does not exceed the 1 in 1 year rainfall event and the 1 in 100 year rainfall event the peak greenfield runoff rate for the same event.**
- **Obtain a commitment from IWC Planning Policy that the AAP will ensure that any option to reduce flooding in the areas identified by the RSWMP are supported by policy**

P/60/15 – Ryde Town Council resolved to:

- **support measures identified in the Ryde Masterplan when they lead to an improvement in flood alleviation or make a positive improvement to the situation in the Monktonmead catchment area.**
- **Give support, through the planning process, for schemes identified in the AAP that address flood prevention.**

P/61/15 – Ryde Town Council resolved to make contact with IWC in order to find out what capital funding that they have set aside as LLFA if the EA options appraisal reduces the Cost Benefit Ratio and makes the scheme of lesser priority to the EA.

P/62/15 – Ryde Town Council resolved to discuss further the issue of ‘pooling of contributions’ to ensure that the maximum amount of infrastructure funding can be secured from future developments in Ryde.

13. AFFORDABLE HOUSING SPD CONSULTATION

The committee considered the draft SPD and the various options for seeking

financial contributions on sites delivering between 10 units and 14 units in Key Regeneration Areas.

P/63/15 – Ryde Town Council resolved not to object to the draft SPD on affordable housing.

14. ISLE OF WIGHT 2027 LOCAL PLAN TRANSPORT IMPACTS

The committee considered the report published on the IWC website and noted that there were 5 junctions in Ryde which will be close to, or over capacity, if all of the proposed development allocations take place.

P/64/15 – Ryde Town Council resolved to:

- **Obtain a commitment from IWC Planning Policy that the AAP will set an appropriate size of development from which contributions towards the highways junctions identified will be requested taking into consideration the Community Infrastructure Regulations and the ability to pool s106 agreements.**
- **Contact the IWC about the process for designing and costing the highways improvements required to support additional development in Ryde**

P/65/15 – Ryde Town Council resolved to discuss further the issue of ‘pooling of contributions’ to ensure that the maximum amount of infrastructure funding can be secured from future developments in Ryde.

15. IMPLICATIONS OF AGENDA ITEMS 12 AND 14 ON THE PROPOSED DEVELOPMENT AT PENNYFEATHERS

P/66/16 – Ryde Town Council resolved to postpone this agenda item until further consideration of P/62/15 and P/65/15 have been discussed.

16. DATE OF NEXT MEETING

The next planning committee meeting is the 30th June 2015.