



**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 13TH
NOVEMBER 2018 AT THE COUNCIL CHAMBERS, 10 LIND STREET, RYDE, ISLE
OF WIGHT, PO33 2NQ**

Present: Cllr D Conyers (Deputy Chair), Cllr N Farrell,
Cllr J Moody (Chair), Cllr M Ross (Mayor) and Cllr T Wakeley.

In Attendance: Chris Turvey (Planning Clerk), Grace Morris (Minutes).

482/18 APOLOGIES

Apologies were received from Cllr C Hall and Cllr I Stephens.

483/18 DECLARATIONS OF INTEREST

None.

484/18 MINUTES

RESOLVED – That the minutes of the Planning Committee held on the 23rd October 2018 be approved as a true and accurate record and signed by the Chairman.

485/18 PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- **Pedestrianisation of the High Street.**
The Clerk informed the committee that following the last meeting he has been in discussion with Island Roads and the Isle of Wight Council regarding the pedestrianisation of the High Street. He reminded the committee that he had been tasked to enter discussion with these bodies to try and expedite the public realm works associated with the scheme. Island Roads have informed the Clerk that any change to their schedule which results in delays to the PFI contract could result in penalties. As a result the Clerk has requested that a meeting with the IW Council contract team and Island Roads be arranged to express the Planning Committee's concerns. All Members of the Planning Committee expressed interest in attending the meeting.

Cllr N Farrell enters.

- **New signage to control parking at Binstead Primary School.**
Cllr Wakeley outlined a scheme for new signage in Binstead for which he was seeking agreement in principle from the committee. He was hoping for agreement prior to carrying out the more detailed work required for submitting an application.

RESOLVED – It was resolved that the committee agreed in principle to Cllr Wakeley’s proposal.

- **Tree on Ryde Esplanade near CCTV Camera.**
The Clerk reported that he had had a conversation with the tree officer, Mr Jerry Willis regarding the tree adjacent to the CCTV camera on the Western Esplanade. The tree officer stated that the tree was in good health and approximately 20 years old. He further stated that he would not be objecting to the removal of the tree so long as another tree was planted to replace it. Cllr Wakeley felt that it was unnecessary to move the tree as Police are aware of the issues that take place on Ryde Esplanade, and although the tree is partially blocking the CCTV camera, it will not help deter the kind of anti-social behaviour that happens in the area.

RESOLVED – It was resolved that the Clerk send a further letter reiterating the committee’s opposition to the removal of the tree.

486/18 COMMITTEE MEMBERS QUESTIONS

None.

487/18 PLANNING APPLICATIONS

Week Commencing 26th October 2018

1. Application No: P/01135/18 Alt Ref: TCP/18708/B

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

Location: 30 Union Street, Ryde, Isle Of Wight, PO33

Proposal: Change of use of ground floor from retail (Class A1) to restaurant (Class A3)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01135/18>

Cllr Moody declared an interest in this planning application.

RESOLVED – Ryde Town Council does not object to this proposal.

2. Application No: P/01148/18 Alt Ref: TCP/08511/H

Parish(es): Ryde Ward(s): Ryde East

Location: Westridge House, Bullen Road, Ryde, Isle Of Wight, PO331AU

Proposal: Proposed ancillary guest/pool house

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01148/18>

RESOLVED – Ryde Town Council does not object to this proposal.

3. Application No: P/01122/18 Alt Ref: TCP/18628/E

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

Location: 21 The Strand, Ryde, Isle Of Wight, PO331JF

Proposal: Proposed replacement roof of existing single storey side extension; altered/replacement glazing; flat and pitched roof glazing to sunroom extension; formation of new window on south east elevation; existing vehicle access gate to be widened

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01122/18>

RESOLVED – Ryde Town Council does not object to this proposal subject to any adverse comments made by the Conservation Officer.

4. Application No: P/00996/18 Alt Ref: TCP/19714/B

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

Location: Flats 3 and 5 Sutherland Lodge, East Hill Road, Ryde, Isle Of Wight, PO331LU

Proposal: Installation of upvc windows

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00996/18>

RESOLVED – Ryde Town Council objects to this proposal on the grounds that there was insufficient information available within the submitted brochure to evaluate the style of windows to be used and whether the proposal would maintain the character of this property and the area.

Week Commencing 2nd November 2018

5. Application No: P/01011/18 Alt Ref: TCP/09477/E

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

Location: land rear of, 2-12 Nelson Street, Ryde, Isle Of Wight, PO33 Proposal: Demolition of garages 8 & 9; proposed dwelling with garage

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01011/18>

RESOLVED – Ryde Town Council objects to the proposal on the following grounds:

- I. There is no provision shown for waste bin storage at the property as required under the Recycling and Refuse Storage SPD.
- II. There is a lack of amenity space.
- III. There is no contribution offered to the Solent SPA SPD.
- IV. Island Roads have recommended refusal and no remedial works have been submitted to mitigate their comments.

6. Application No: P/01172/18 Alt Ref: TCP/33629

Parish(es): Ryde Ward(s): Ryde South

Location: 67 St. Johns Road, Ryde, Isle Of Wight, PO332RW

Proposal: Demolition of porch and covered area; proposed single storey side extension

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01172/18>

RESOLVED – Ryde Town Council does not object to this proposal.

7. Application No: P/01160/18 Alt Ref: TCPL/10014/U

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

Location: 22 George Street, Ryde, Isle Of Wight, PO332EW

Proposal: Change of use from offices (B1) to guest house (C1)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01160/18>

RESOLVED – Ryde Town Council does not object to this proposal.

8. Application No: P/01161/18 Alt Ref: LBC/10014/T

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

Location: 22 George Street, Ryde, Isle Of Wight, PO332EW

Proposal: LBC for change of use from offices (B1) to guest house (C1)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01161/18>

RESOLVED – Ryde Town Council does not object to this proposal.

9. Application No: P/01171/18 Alt Ref: TCP/16923/A

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

Location: 16 Newport Street, Ryde, Isle Of Wight, PO332QB

Proposal: Proposed single storey extension with roof terrace

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01171/18>

RESOLVED – Ryde Town Council objects to this proposal on the following grounds:

- I. It is an over development of the site and leaves the property with insufficient amenity space.
- II. It deprives the neighbouring property of their right to light.
- III. It overlooks the neighbouring and opposite properties, causing a loss of privacy.

Week Commencing 9th November 2018

10. Application No: P/00826/18 Alt Ref: TCPL/20882/P

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

Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU

Proposal: Proposed alterations to approved kitchen extension; single storey extension on west elevation to form pantry and store

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00826/18>

RESOLVED – Ryde Town Council does not object to this proposal subject to any adverse comments made by the Conservation Officer.

11. Application No: P/00827/18 Alt Ref: LBC/20882/N

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

Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU

Proposal: LBC for proposed alterations to approved kitchen extension; single storey extension on west elevation to form pantry and store

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00827/18>

RESOLVED – Ryde Town Council does not object to this proposal subject to any adverse comments made by the Conservation Officer.

12. Application No: P/01215/18 Alt Ref: TCP/33639

Parish(es): Ryde Ward(s): Ryde East

Location: 103 High Park Road, Ryde, Isle Of Wight, PO331BZ Proposal:

Proposed two storey side extension

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01215/18>

RESOLVED – Ryde Town Council objects to this proposal on the grounds that the chosen cladding materials and the design are out of character with the neighbouring properties and surrounding area.

488/18 PLANNING APPEALS

Application No: P/00642/18 Planning Inspectorate Ref: APP/P2114/W/18/3211873

Parish(es): Ryde Ward: Ryde East

Location: 77 Marlborough Road, Ryde, PO33 1AF

Proposal: Proposed garage with access of Circular Road (appeal against condition)

<https://www.iow.gov.uk/planning/AppDetails3.aspx?frmId=34431>

489/18 PLANNING DECISIONS

Week ending 19th October 2018

None.

Week ending 26th October 2018

None.

Week ending 2nd November 2018

Application No: P/01018/18

Location: 3 John Street, Ryde, Isle Of Wight, PO332PZ

Parish: Ryde Ward: Ryde North West

Proposal: Lawful development certificate for continued use of property as 5 self contained flats (revised description)(readadvertised application)

Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this application.

Application No: P/01028/18

Location: 48 Queens Road, Ryde, Isle Of Wight, PO333BQ

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of conservatory; Proposed two story rear extension; Raised decking

Decision: Refuse Plan Perm (or not issue Cert)

The proposed development, by virtue of its size, scale, mass and external appearance would result in a form of development out of character with the host dwelling and would have a harmful impact on the amenity of neighbouring properties, therefore failing to comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

490/18 TRAFFIC ORDERS

None.

491/18 TREE DECISIONS

Protection **Trees in Ryde Conservation Area**
Location **38 Dover Street, Ryde**

No objection to the following:

To carry out the work requested to the trees as detailed in the application.

Reason: The work is necessary to manage the size of the trees to be appropriate for the garden.

Protection **Trees in Tree Preservation Order 1987/21**
Location **10 Grange Avenue, Binstead, Ryde**

Consent for the following:

To reduce the crown of the holm oak back to the boundary of the car park.

Reason: The work is necessary to allow greater access and prevent damage to the parking cars.

Protection **Trees in Tree Preservation Order TPO/1981/30 – T2**
Location **Wellington Court, Augusta Road, Ryde**

Consent for the following:

To fell the willow tree detailed in the application to near ground level. Reason: The tree is moribund and becoming a danger to the area.

Protection **Trees in Tree Preservation Order 1972/3**
Location **1 Buckingham Road, Ryde**

Consent for the following:

To carry out the work described in the work schedule to the trees detailed in the application.

Reason: The work is general arboreal management of the trees in the garden of the property.

492/18 LICENSE APPLICATIONS

None.

493/18 LICENSE DECISIONS

None.

494/18 POSSIBLE AMENDMENTS TO THE HIGHWAY NETWORK

The Clerk discussed the list of possible amendments to the Highway network. He suggested that the IW Council and Island Roads should cull the list, leaving RTC with less to consider. The Clerk felt that there were a number of additional items which needed re-reporting to IW Council and Island Roads.

495/18 PROPOSED ON STREET PARKING CHARGES FOR RYDE

The Clerk reported to the committee that he has discussed the issue with IW Cabinet Members who have informed him that the Isle of Wight Council never intended to charge for on street parking, but instead hoped to put in a strategic parking plan to encourage people to use the car parks more regularly to increase income. This would mean re-zoning streets in the main streets of Ryde to only enable people to park within one area, rather than move between zones every hour. Cllr Wakeley highlighted that at the Cabinet Meeting, Cabinet Members requested that RTC informed them of their views on this to discuss at the next meeting. It was agreed that the IPS Working Group will meet to discuss this as parking forms part of the Position Statement.

RESOLVED – It was resolved that the Island Planning Strategy Working Group would meet on the 21st November at 2pm to draft a response letter to the Isle of Wight Council’s parking strategy.

496/18 PROPOSED CHANGES TO PUBLIC SPACE PROTECTION ORDERS

The Committee discussed the proposed changes to Public Space Protection Orders, to which they all unanimously agreed were unsuitable. The Committee agreed that Cllr Wakeley was to write a response to each proposed change on behalf of the committee which would be distributed to Members for confirmation. The objections would then be sent the Isle of Wight Council for consideration.

RESOLVED – It was resolved that Cllr Wakeley will write a response letter which will be confirmed by other Planning Committee Members to be sent to the Isle of Wight Council for consideration.

497/18 NEW ROAD NAME FOR ROAD IN APPLICATION P/01528/12

RESOLVED – It was resolved that the Planning Committee recommend the road names ‘Poppy Close’ and ‘Flanders Way’.

498/18 POSITION STATEMENT WORKING PARTY

Cllr Conyers reported that she had been asked to attend a meeting with the head of regeneration team Mr Chris Ashman and Zoe Thompson to review to results of the ARC Consultation on regeneration in Ryde and the RTC Position Statement. She asked the committee if they would be happy for her to attend this meeting on their behalf and report back to the committee at the next meeting.

Cllr Moody read the committee the letter from Paul Barton which highlights that all representations for the Island Planning Strategy should be in before the 28th January. The Clerk informed the committee that there is a consultation meeting on the 5th December which the Clerk requested as many Members attend as possible. It was agreed that the committee will comment on the IPS on behalf of the Council. This will go to Full Council for noting.

RESOLVED – It was resolved that Cllr Conyers is to attend the meeting with Chris Ashman and Zoe Thompson to review the ARC Report on the regeneration of Ryde.

RESOLVED – It was resolved that the IPS Working Group will invite all Members of Full Council to their meeting to have representation from all Councillors.

RESOLVED – It was resolved that the Planning Committee will make a submission to the IPS strategy on RTC's views using their delegated powers and this decision will be for noting at Full Council.

499/18 PUBLIC REALM BUDGET APPLICATIONS

None.

500/18 DATE OF NEXT MEETING

RESOVLED – It was resolved that the next Planning Committee meeting will be held on Tuesday 4th December 2018 at 19.00.

501/18 IW COUNCIL'S REVIEW OF LICENCING CONSULTATION

Cllr Moody suggested that under the definition contained within the Licencing consultation Ryde Town Council may qualify as a 'responsible authority'. He further proposed to the committee that the Clerk made enquiries to ascertain whether RTC could be considered a 'responsible authority' under the Act. Cllr Moody further pointed out to the committee that there was guidance in the Licence consultation document for licenced premises to supply alcohol in plastic glasses after 23.00hrs. He felt that that the use of single use glasses should be discouraged under this guidance and other recyclable or multi use options should be agreed.

Cllr Wakeley agreed with the Chair and felt that we should have powers to input on licencing decisions. The Clerk expressed that although we occasionally are asked for comment on licencing matters, the applications seldom fit in with the planning committee's time frame, therefore if we were to have licencing powers, we would need to ensure sufficient time for commenting.

RESOLVED – It was resolved that The Clerk will make an enquiry regarding the possibility of RTC being a responsible authority and in addition commenting on the use of single use glasses.