



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY
23RD OCTOBER 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), Lisa Dyer (Minutes).

478/18 APOLOGIES

Apologies were received from Cllr C Hall.

479/18 DECLARATIONS OF INTEREST

None.

480/18 MINUTES

RESOLVED – That the minutes of the Planning Committee held on the 2nd October 2018 be approved as a true and accurate record and signed by the Chairman.

481/18 PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- **Position Statement Consultation**

The Clerk provided the committee with dates for Consultation Events which have now been put in place, enabling the public to discuss Ryde Town Council's Position Statement with Staff and Councillors.

These will take place on:

Friday 23rd November 2018, 12:00 – 15:00 at the Town Council Chambers

Friday 23rd November 2018, 18:30 – 20:30 at the George Street Centre

Saturday 24th November 2018, 12:00 – 15:00 at the Town Council Chambers

- **Planning – Change of Use requirement**

The Clerk informed the committee that a new business had recently opened at the top end of the High Street but that planning permission for the change of use was not obtained. This has been reported to the Isle of Wight Council who are now pursuing the issue further.

482/18 COMMITTEE MEMBERS QUESTIONS

Cllr N Farrell asked if the recently closed King Lud building is a listed building, the Clerk replied that he believed it was. Cllr Farrell highlighted that there has been a Facebook Group set up with the aim to have the King Lud registered as a Community Asset.

483/18 PLANNING APPLICATIONS

Week Commencing 5th October 2018

1. Application No: P/01018/18 Alt Ref: TCP/22131/F

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

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

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

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01018/18>

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

2. Application No: P/01043/18 Alt Ref: TCP/27555/F

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

Location: land adjacent 91 and rear of, 89 and 91, Marlborough Road, Ryde, Isle Of Wight, PO33

Proposal: Proposed detached dwelling; one pair of semi-detached dwellings; associated parking and access

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01043/18>

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

- I. No provision shown for waste bin storage at any of the properties as required under the Recycling and Refuse Storage SPD.
- II. No provision for cycle racks at any of the properties as required under the Parking Provision SPD.
- III. There is a lack of amenity space which will be exacerbated when the provision for waste storage and cycle rack provision is in place.
- IV. If this application is approved there should be no increase in surface water runoff and contributions made under the Solent Special Protection Area SPD.
- V. Insufficient information regarding trees and hedges as the applicant hasn't answered the questions on the application.
- VI. Ryde Town Council see no evidence that the IW Council's concerns regarding the developer's financial obligations have been addressed. Therefore, Ryde Town Council believe that the proposal does not comply with Policy DM4 (local affordable housing) and DM22 (developer contributions).
- VII. Ryde Town Council do not feel the access to the site suitable due to the close proximity to the neighbouring houses.

Week Commencing 12th October 2018

3. Application No: P/00989/18 Alt Ref: TCP/33610

Parish(es): Ryde Ward(s): Binstead & Fishbourne

Location: 107 Newnham Road, Ryde, Isle Of Wight, PO333TF

Proposal: Proposed detached chalet bungalow with attached double garage; detached garage for existing dwelling

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00989/18>

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

- I. Although the applicant's agent has answered 'No' with regard to section 10 on the application form relating to trees, Ryde Town Council believe there are some trees in close proximity to the area suggested for development. Therefore, we would request a tree report be submitted before any decision is made.
- II. Ryde Town Council also object on the grounds that this proposal is an unwarranted garden development and an over development of the site.

4. Application No: P/01063/18 Alt Ref: TCP/1063/18

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

Location: Doncasters Trucast, Marlborough Road, Ryde, Isle Of Wight, PO33 1AD

Proposal: Proposed extension to existing toilet block and additional WC facilities

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01063/18>

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

5. Application No: P/01087/18 Alt Ref: TCP/27642/J

Parish(es): Ryde Ward(s): Binstead & Fishbourne

Location: Kingarth House, Church Road, Binstead, Ryde, Isle Of Wight, PO333SZ

Proposal: Retention and completion of seawall and slipway: proposed drainage improvements, outfall, timber wall and PROW and public step improvements

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01087/18>

RESOLVED – Ryde Town Council welcomed this proposal and the mitigation offered by the applicant.

Week Commencing 19th October 2018

6. Application No: P/01071/18 Alt Ref: TCPL/21288/N

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

Location: Millfield, 29 Queens Road, Ryde, Isle Of Wight, PO333BG Proposal:

Demolition of outbuilding; alterations and conversion to residential educational boarding house to include two storey extension; enlargement of driveway, parking area and access paths

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01071/18>

RESOLVED – Ryde Town Council has no objections to this proposal as long as it has the approval of the IW Council’s Conservation Officer.

7. Application No: P/01073/18 Alt Ref: LBC/21288/M
Parish(es): Ryde Ward(s): Ryde North West
Location: Millfield, 29 Queens Road, Ryde, Isle Of Wight, PO333BG Proposal:
LBC for demolition of outbuilding; alterations and conversion to residential
educational boarding house to include two storey extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01073/18>

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

8. Application No: P/01102/18 Alt Ref: LDC/16668/B
Parish(es): Ryde Ward(s): Ryde North West
Location: Flat 5, 42 George Street, Ryde, Isle Of Wight, PO332EN Proposal:
Lawful Development Certificate for installation of replacement windows
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01102/18>

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

The application is lacking in information.
The building lies within a conservation area and therefore all replacement windows should be sympathetic to the style and period of the building. No information has been provided about the original windows or the replacements. We would need to see information regarding the style of the original windows and the design of the other windows on the frontage of the building before we could make a decision as to whether the replacements are suitable.

9. Application No: P/01138/18 Alt Ref: TCP/33617
Parish(es): Ryde Ward(s): Ryde North West
Location: 17 Newport Street, Ryde, Isle Of Wight, PO332QB
Proposal: Proposed alterations and single storey rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01138/18>

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

478/18 PLANNING APPEALS

None.

479/18 PLANNING DECISIONS

Week ending 28th September 2018

Application No: P/00904/18
Location: 28 Colenutts Road, Ryde, Isle of Wight, PO333HT Parish: Ryde Ward:
Havenstreet, Ashley & Haylands Proposal: Proposed side extension
Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal

Application No: P/00859/18

Location: G & M Jewellery 122 and 123, High Street, Ryde, Isle Of Wight, PO33
Parish: Ryde Ward: Ryde West
Proposal: Change of use of part of 123 High Street from retail to workshop including internal alterations; alterations to shop front
Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal

Week ending 5th October 2018

Application No: P/00940/18

Location: 68 Arnold Road, Ryde, Isle Of Wight, PO333RG
Parish: Ryde Ward: Binstead & Fishbourne
Proposal: Demolition of conservatory; proposed single storey side/rear extension
Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal

Application No: P/00923/18

Location: 3, Gassiot Place, Ryde, Isle of Wight, PO33 1DN Parish: Ryde Ward: Ryde East
Proposal: Proposed carport, summer house and garden shed Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal

Application No: P/00930/18

Location: 27 Westwood Road, Ryde, Isle Of Wight, PO333BJ
Parish: Ryde Ward: Ryde North West
Proposal: Variation of condition 3 on P/01539/17 to allow for bathroom window to be openable and hinged on bottom sill.
Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal

Application No: P/00935/18

Location: 176, High Street, Ryde, Isle Of Wight, PO332HW
Parish: Ryde Ward: Ryde North West
Proposal: 1x externally illuminated fascia sign, 2x window menus; 2x non-illuminated hanging signs (Revised plans) (revised description)
Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal

Week ending 12th October 2018

Application No: P/00972/18

Location: Ashley Vineyard, Ashley Road, Ryde, Isle Of Wight, PO334BB Parish:

Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed extension of existing store/office building

Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal

Application No: P/00950/18

Location: 14 Hope Road, Ryde, Isle Of Wight, PO331AG

Parish: Ryde Ward: Ryde East

Proposal: Demolition of ground floor extension and 3rd bedroom at 1st floor level; proposed two storey side and rear extension

Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal

478/18 TRAFFIC ORDERS

The Traffic Regulation Order No 3 2017 for Hope Road, Ryde was noted.

479/18 TREE DECISIONS

All tree decisions were noted.

Protection Trees in Ryde Conservation Area

Location 31 Spencer Road, Ryde, Isle of Wight, PO33

No objection to the following:

2 x Apple trees detailed in the application are to be reduced and thinned by one third. The Ash tree detailed in the application is to be felled to near ground level. Reason: The tree work is seen as general management of the garden to ensure the health and longevity of the apple trees and the removal of an unsafe ash tree.

Protection Trees in Ryde Conservation Area

Location 58 Spencer Road, Ryde

No objection to the following:

To carry out the work requested to the trees detailed in the application. Reason: The tree work is considered general maintenance to ensure the trees are not becoming a nuisance.

Protection Trees in Ryde Conservation Area

Location Roxana, St Georges Road, Ryde

No objection to the following:

Holm Oak: The crown spread of the tree can be reduced by 2m to strong growth points at least one third the diameter of the adjacent pruning point.

Macrocarpa: The crown spread of the tree can be reduced by 2m to strong growth points at least one third the diameter of the adjacent pruning point. The crown can be raised to 5 metres above ground level as measured from the road.

Reason: The work is necessary to improve the shape and form of the trees and also to enable better access around them.

480/18 LICENSE APPLICATIONS

None.

481/18 LICENSE DECISIONS

None.

482/18 CCTV IN RYDE – REFERRAL FROM FULL COUNCIL

To consider and agree how to take forward the following referral from the Full Council regarding CCTV:

- To liaise with the IWC, Island Roads and the police to identify the need for CCTV and how it is currently funded and provided and how it could be funded and provided in the future.
- To apply due diligence to further explore the purchase of CCTV (deployable or fixed) in compliance with the following:
 - Information Commissioners Office
 - The Regulatory of Investigatory Powers Act 2000
 - The Protection of Freedoms Act 2012
 - Data Protection Legislation, including the General Data Protection Regulations 2018
 - Freedom of Information Act 2000
 - Human Rights Act 1998
 - Surveillance Camera Code of Practice
- To consider the Town Councils Contract Standing Orders in relation to procurement in any proposed way forward.
- To explore any other supportive measures that may assist with crime prevention.
- To consider any update budgetary implications of any proposals going forward as a result of above.
- Enable the clerks to seek specialist and legal advice if required.
- That a report be brought back to the Full Council in due course.

RESOLVED – The decision made by full council was noted and the Planning Committee recommended the creation of a small working group to enable research to be conducted from which a report for Full Council will be prepared. It was agreed that Cllr Ross, Cllr Farrell, The Clerk and Planning Clerk should make up the members of the working party.

478/18 PEDESTRIANISATION OF RYDE HIGH STREET

To receive an update on the latest position with regards the pedestrianisation of Ryde High Street and to consider the formal request from the Ryde Business Association regarding the Public Realm works involved in the scheme.

The Clerk reported to the committee that he was in contact with the Contract Management Team. He stated that the committee were of the understanding that Island Roads / IW Council would be funding the works which Island Roads had identified as essential to protect the safety of pedestrians in the High Street, however this is now not the case. The Clerk also reported that the PFI contract work on the High Street which is to be done in tandem with RTC's Public Realm Improvements are not scheduled to commence until 2020/21. The Planning Committee are keen to progress this project and have asked the Clerk to set up discussions with the Contract Management Team about expediting the works and discuss how the process will be funded. The Planning Clerk will report any further information received to the Planning Committee.

479/18 POSITION STATEMENT WORKING PARTY

To receive the latest news from the IPS Working Group and consider amendments and how to deal with them in terms of adjustments or additions to the approved Position Statement.

Cllr Conyers told the committee that she attended a Ryde Society Meeting at which the Position Statement was well received. Cllr Wakeley stated that we will use additional consultation findings to inform the Town Council's Position Statement, and he further stated that he felt that any alterations to the Position Statement should wait until after Ryde Town Council's consultation is completed.

480/18 PUBLIC REALM BUDGET APPLICATIONS

To consider any applications received for Public Realm funding.

Cllr Ross informed the committee that there may be a Public Realm Budget Application in future possibly in partnership with the Isle of Wight Council, they hope to make improvements to Coronation Gardens .

Cllr Wakeley asked if signage can be purchased through the Public Realm Budget Application process to sign an area where parents of school children park their cars. The Clerk stated that he will check the Public Realm Funding Policy and report back.

481/18 DATE OF NEXT MEETING

RESOLVED – The next Planning Committee meeting will be held on Tuesday 13th. November 2018 at 7pm.