



MINUTES OF THE PLANNING COMMITTEE

HELD ON TUESDAY 4TH DECEMBER 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).

502/18 APOLOGIES

Apologies were received from Cllr C Hall.

503/18 DECLARATIONS OF INTEREST

Cllr Moody declared a non-pecuniary interest in agenda item 11.

504/18 MINUTES

RESOLVED – That the minutes of the Planning Committee held on the 13th November 2018 be approved as a true and accurate record and signed by the Chairman.

505/18 PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- **Pedestrianisation of Ryde High Street.**

The Clerk informed the committee that a meeting was held last week with an Isle of Wight Council Officer, an Island Roads Officer and members of the planning committee. The programming of the pedestrianisation scheme was discussed and an initial timetable including IW Council consultation, necessary pedestrianisation work and public realm improvements has been outlined for further discussion.

The Clerk informed the committee that the IW Council Officer had informed Cllr Ian Ward, cabinet member for transport and infrastructure, that Ryde Town Council were challenging how the pedestrianisation project was to be funded. Ryde Town council felt that, as the pedestrianisation of the High Street had been identified by Island Roads as essential safety works, IW Council should fund the necessary works. The Clerk stated that he is still awaiting a reply and will inform the committee of any developments.

- **Provision of CCTV by Ryde Town Council.**

The Clerk informed the committee that at the same meeting with the IW Council Officer and the Island Roads Officer that was held last week, it was hoped that expert opinion on whether RTC can operate additional CCTV would be available from IW Council or Island roads. Unfortunately, the IW Council do not have an officer with the knowledge to answer the enquiry and Island Roads could not offer a representative for this particular meeting. The Clerk is currently awaiting a response regarding a further meeting from Island Roads.

Cllr Ross noted that at the meeting the attendees were informed that the Police do have access to 2 deployable cameras which are stored with Island Roads, however, due to cost of deploying, monitoring and maintaining them, the police no longer chose to use them.

- **Response to IW Council's PSPO Proposals.**

The Clerk reported to the committee that Cllr Moody and Cllr Wakeley formulated some comments on the IW Council PSPO proposals which, after being agreed at full council, have been passed on to the relevant Officer at the IW Council.

- **Response to IW Council's Parking Proposals.**

The Clerk forwarded a response which highlighted the points made by the Planning Committee at a recent meeting to the IW Council with regards their parking proposals for Ryde.

506/18 COMMITTEE MEMBERS QUESTIONS

None.

507/18 PLANNING APPLICATION

Week Commencing 16th November 2018

2. Application No: P/01223/18 Alt Ref: TCPL/21001/C

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

Location: Ryde Conservative Club, 8 Lind Street, Ryde, Isle Of Wight, PO33 2NQ

Proposal: Demolition of existing flat roof bar area; proposed alterations and conversion of former club premises to form a dwelling with garage
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01223/18>

RESOLVED – Ryde Town Council does not object to this proposal but, as this is a Grade 11 listed building, this comment is subject to recommendations made by the Conservation Officer.

2. Application No: P/01224/18 Alt Ref: LBC/21001/B

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

Location: Ryde Conservative Club, 8 Lind Street, Ryde, Isle Of Wight, PO33 2NQ

Proposal: LBC for demolition of existing flat roof bar area; proposed alterations and conversion of former club premises to form a dwelling with garage

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01224/18>

RESOLVED – Ryde Town Council does not object to this proposal but, as this is a Grade 11 listed building, this comment is subject to recommendations made by the Conservation Officer.

3. Application No: P/01243/18 Alt Ref:TCP/32364/A

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

Location: 36 Park Road, Ryde, Isle Of Wight, PO33 1HH

Proposal: Demolition of garage; proposed two storey house; formation of new vehicular access and parking bay to no 36

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01243/18>

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

- I. **There is lack of information shown in the application as to the number of bedrooms in number 36 although only 1 parking space is shown. If this is a 3 bedroom house the parking provision SPD for new development outside the Town Centre boundary requires 2 spaces to be provided for each of the properties affected by the proposal.**
- II. **There is no contribution offered to the Solent SPA SPD.**

Week Commencing 23rd November 2018

4. Application No: P/01252/18 Alt Ref:TCP/33649

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

Location: 37A Somerset Road, Ryde, Isle Of Wight, PO33

Proposal: Demolition of dining room; proposed conservatory

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01252/18>

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

Week Commencing 30th November 2018

5. Application No: P/01239/18 Alt Ref: TCP/15523/C

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

Location: Dencer Brown Opticians, 51-52 High Street, Ryde, Isle Of Wight, PO332RE

Proposal: Continued use of premises as massage parlour/wellbeing clinic

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01239/18>

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

508/18 PLANNING APPEALS

Application No:P/01299/17 **Inspectorate Ref:**
APP/P2114/W/18/3214433 **Parish(es):** Ryde **Ward:** Ryde East
Location: Walled Garden, Bullen Road, Ryde, PO33 1AU
Proposal: Demolition of greenhouse; proposed dwelling (revised scheme)
<https://www.iow.gov.uk/planning/AppDetails3.aspx?frmId=33461>

509/18 PLANNING DECISIONS
Week ending 9th November 2018

Application No: P/01054/18
Location: Ryde Youth Centre, 97 High Street, Ryde, Isle Of Wight, PO33 2SZ
Parish: Ryde **Ward:** Ryde South
Proposal: Alterations and change of use from youth centre (sui generis) to nursery/day care (D1)
Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal

Week ending 16th November 2018

Application No: P/01063/18
Location: Doncasters Trucast, Marlborough Road, Ryde, Isle Of Wight, PO33 1AD
Parish: Ryde **Ward:** Ryde East
Proposal: Proposed extension to existing toilet block and additional WC facilities
Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal

Application No: P/01138/18
Location: 17 Newport Street, Ryde, Isle Of Wight, PO332QB **Parish:** Ryde **Ward:** Ryde North West
Proposal: Proposed alterations and single storey rear extension **Decision:** Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal
Week ending 23rd November 2018

Application No: P/00910/18
Location: 91-93B High Street, Ryde, Isle Of Wight, PO33
Parish: Ryde **Ward:** Ryde South
Proposal: Approval of reserved matters on P/01203/17 for landscaping
Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal

510/18 TRAFFIC ORDERS

None

511/18 TREE DECISIONS

Protection **Trees in Ryde Conservation Area**
Location **10A Vernon Square, Ryde, Isle of Wight**
Consent to the work requested to the mimosa detailed in the application.
Reason: The work is necessary to manage the trees size.

Protection **Trees in Ryde Conservation Area**
Location **25 Melville Street, Ryde, Isle of Wight, PO33 2AN**
To fell the Mimosa detailed in the application to near ground level.
Reason: The tree is of poor form with a thinning crown and as such it has no useful amenity for the owner or wider public.

Protection **Trees in Tree Preservation Order 1993/25 G3**
Location **Binstead Woods**
To crown clean the two oak trees detailed in the application.
Reason: The work is necessary to make them safer.

Protection **Trees in Tree Preservation Order 2005/6 W1**
Location **Purbrook, 131 West Hill Road, Ryde, Isle of Wight**
To carry out the work requested to the trees detailed in the application.
Reason: The trees are becoming a nuisance to the neighbouring properties and the work will address this problem.

Protection **Trees in Tree Preservation Order 1952/1 G11**
Location **St Thomas Street Lower Car Park, Ryde**
Consent to reduce the holm oak detailed in the application in the manner described.
Reason: Reason the work is necessary to balance the trees form and improve access around it.

Protection **Trees in Tree Preservation Order 1952/1 G11**
Location **St Thomas Street Lower Car Park, Ryde**
To the work requested to the holm oak detailed in the application.
Reason: The work will improve the form of the tree and enable better access around it.

Cllr Conyers has asked the Clerk to find out the location of the trees in Binstead Woods and to report back to the committee.

512/18 LICENSE APPLICATIONS

Application for a New Premises Licence

The Otto Club, 30 High Street, Ryde Comments to be received by 24th December

Cllr Moody left the room.

RESOLVED – Ryde Town Council does not object to this license application.

Cllr Moody re-entered the room.

513/18 LICENSE DECISIONS

None

514/18 DELEGATED POWERS OVER THE CHRISTMAS PERIOD

The Clerk respectfully asked the committee for delegated powers over the Christmas period to deal with any arising planning matters. Cllr Wakeley suggested that the Chair or Vice Chair should be consulted with prior to any decisions made by the Clerk.

RESOLVED – The committee agreed to grant the Clerk delegated powers over the Xmas period and asked that when possible he discussed any submission with the Chair or Vice Chair of the planning committee.

515/18 DELEGATED DECISION REPORT ON RYDE HARBOUR

The Clerk informed the committee that this item was added to the agenda prior to it being discussed at Full Council on Monday 3rd December. The Chair and committee agreed that no further discussion was required following the discussion at Full Council.

516/18 POSITION STATEMENT WORKING PARTY

The Clerk informed the committee that members of the Position Statement Working Party are attending a meeting at the IW Council County Hall on Wednesday 5th December 2018 to discuss the new draft Island Planning Strategy. Cllr Conyers updated the committee on the work she had done following the release of the new IPS draft as well as collating comments from the Position Statement public consultations. The Chair highlighted that the notes were very helpful ahead of the meeting at County Hall. Cllr Conyers asked the committee for permission for these reports to be shared at a meeting on Thursday 6th December with Chris Ashman and Zoe Thompson regarding the regeneration of Ryde.

The Clerk informed the committee that a working group meeting will be held next week to discuss the draft IPS and any comments from Members. It was suggested that a document which combined the Position

Statement, the Ryde Masterplan, the previous Ryde AAP, recent consulting work done by ARC and the Regeneration Team could be formulated to form an SPD which would form part of the Island Planning Strategy with respect to Ryde.

A type of local plan for the seafront was also mentioned to highlight issues like the Ice Rink which could be an appendix to the Position Statement.

RESOLVED – The Clerk will distribute Cllr Conyers reports to members of the Planning Committee prior to the meeting at IW Council County Hall on Wednesday 5th December 2018.

517/18 PUBLIC REALM BUDGET APPLICATIONS

None.

518/18 DATE OF NEXT MEETING

RESOLVED – It was resolved that the next meeting of the Planning Committee will be held on Tuesday 15th January 2018 at 19.00.

SUPPLEMENTARY PLANNING AGENDA ITEM

519/18 PLANNING COMMITTEE BUDGET

The committee considered budget proposals for 2019/2020.

RESOLVED – The committee recommended that the budget for 2019/2020 for the Planning Committee should be as follows:

Public Realm Improvements	£75,000
Planning Enforcement	£10,000

RESOLVED – The Clerk to contact Aspire with regards to providing and distributing Flood Resilience resources.