



## **MINUTES OF THE PLANNING COMMITTEE**

**HELD ON TUESDAY 15<sup>TH</sup> JANUARY 2019 AT THE COUNCIL CHAMBERS,**

**10 LIND STREET, RYDE, ISLE OF WIGHT, PO33 2NQ**

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

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

### **1/19 APOLOGIES**

Apologies were received from Cllr Moody.

### **2/19 DECLARATIONS OF INTEREST**

None

### **3/19 MINUTES**

**RESOLVED – That the minutes of the Planning Committee held on the 4<sup>th</sup> December 2018 be approved as a true and accurate record and signed by the Deputy Chairman.**

### **4/19 PROGRESS ON ACTION TAKEN**

**To update the Committee on actions taken.**

#### **Pedestrianisation of Ryde High Street.**

The clerk reported to the committee that he had been in conversation regarding details on funding of the High Street pedestrianisation scheme with the IW Council. He has received notification from IW Council that they will not be making a financial contribution to the scheme.

**RESOLVED – It is recommended to full council that the Town Council confirm a funding contribution of £15,185.50 towards the traffic safety element of the pedestrianisation (traffic safety) scheme in Ryde High Street.**

**Additionally, the IW Council should be asked to endeavour to commence these works within 6 months of the end of the consultation period.**

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

The clerk informed the committee that he had made a Freedom of Information request to the IW Council for details of the Governance of their CCTV system. He further informed the committee that there was very little detail contained in the information he had received in reply.

## **5/19 COMMITTEE MEMBERS QUESTIONS**

Cllr Conyers asked the committee if Ryde Town Council would be interested in giving an award to residents or businesses of Ryde who had made a contribution to protecting the historical heritage of Ryde.

The committee decided that further investigation into this idea should be done and that the Ryde Society should be invited to take part.

Cllr Wakeley expressed his concerns that only 3 planning committee members had attended the meeting and suggested that a letter from the chair be circulated to all members to encourage them to attend in future.

## **6/19 PLANNING APPLICATION**

### **Week Commencing 7<sup>th</sup> December 2018**

1. Application No: P/01240/18 Alt Ref: TCP/28992/B  
Parish(es): Ryde Ward(s): Ryde East  
Location: 25 Somerset Road, Ryde, Isle Of Wight, PO331BU  
Proposal: Retention of outbuilding

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01240/18>

**RESOLVED UNDER DELEGATED POWERS - Ryde Town Council does not object to this proposal**

2. Application No: P/01291/18 Alt Ref: TCP/10703/G  
Parish(es): Ryde Ward(s): Ryde West  
Location: 31 Weeks Road, Ryde, Isle Of Wight, PO33  
Proposal: Alterations and extension to existing flats to form five additional one bedroom flats, landscaping and parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01291/18>

**RESOLVED UNDER DELEGATED POWERS - Ryde Town Council does not object to this proposal subject to the following conditions:**

- 1. The proposal should be completed in a timely manner as outlined in the Draft Island Planning Strategy policy PSDG 6**
- 2. The proposal should conform to the drainage proposals as set out by the highways engineer**
- 3. All windows overlooking neighboring property should be glazed with obscure glass**

3. Application No: P/01295/18 Alt Ref: TCP/10139/B  
Parish(es): Ryde Ward(s): Ryde North West  
Location: land adjoining 18, Union Road, Ryde, Isle Of Wight, PO33  
Proposal: Outline for block of 6 self contained flats  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01295/18>

**RESOLVED UNDER DELEGATED POWERS - Ryde Town Council does not object to this proposal subject to a condition which ensures that the proposal will be completed in a timely manner as outlined in the draft Island Planning Strategy policy PSDG 6**

4. Application No: P/01300/18 Alt Ref: TCP/23088/F  
Parish(es): Ryde Ward(s): Ryde South  
Location: The Green House, Nicholson Road, Ryde, Isle Of Wight, PO331BG  
Proposal: Temporary storage building  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01300/18>

**RESOLVED UNDER DELEGATED POWERS - Ryde Town Council does not object to this proposal**

5. Application No: P/01311/18 Alt Ref: TCP/15136/A  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Woodland to rear of 5, Quarr Close, Ryde, Isle Of Wight, PO33  
Proposal: Retention of wildlife observation building.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01311/18>

**RESOLVED UNDER DELEGATED POWERS - Ryde Town Council objects to this proposal on the grounds that the building is out of keeping with its surroundings contrary to policy SP5 environment and DM2 design quality.**

**Week Commencing 14<sup>th</sup> December 2018**

6. Application No: P/01309/18 Alt Ref: TCP/09643/B  
Parish(es): Ryde Ward(s): Ryde East  
Location: 93 High Park Road, Ryde, Isle Of Wight, PO331BZ  
Proposal: Proposed detached house and alterations to existing vehicular access; Proposed vehicular access to existing dwelling.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01309/18>

**RESOLVED UNDER DELEGATED POWERS - Ryde Town Council does not object to this proposal**

### **Week Commencing 21<sup>st</sup> December 2018**

7. Application No: P/01334/18 Alt Ref: TCPL/16406/H  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 20 Monkton Street, Ryde, Isle Of Wight, PO332BZ  
Proposal: Proposed orangery at rear of dwelling (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01334/18>

**RESOLVED UNDER DELEGATED POWERS - Ryde Town Council does not object to this proposal**

8. Application No: P/01335/18 Alt Ref: LBC/16406/G  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 20 Monkton Street, Ryde, Isle Of Wight, PO332BZ  
Proposal: LBC for proposed orangery at rear of dwelling (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01335/18>

**RESOLVED UNDER DELEGATED POWERS - Ryde Town Council does not object to this proposal**

### **Week Commencing 28<sup>th</sup> December 2018**

9. Application No: P/01359/18 Alt Ref: TCP/03182/B  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 180A High Street, Ryde, Isle Of Wight, PO332HN  
Proposal: Alterations to include removal of entrance steps; formation of new ramped access; creation of recessed lobby  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01359/18>

**RESOLVED - Ryde Town Council does not object to this proposal**

10. Application No: P/01360/18 Alt Ref: A/02518/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 180A High Street, Ryde, Isle Of Wight, PO332HN  
Proposal: 1 x internally illuminated fascia sign; 1 x internally illuminated hanging sign  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01360/18>

**RESOLVED - Ryde Town Council does not object to this proposal**

11. Application No: P/01371/18 Alt Ref: TCP/16698/F  
Parish(es): Ryde Ward(s): Ryde North East  
Location: The Victorian Lodge, East Hill Road, Ryde, Isle Of Wight, PO331LS  
Proposal: Proposed external balcony to first floor flat  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01371/18>

**RESOLVED - Ryde Town Council does not object to this proposal**

## **Week Commencing 4<sup>th</sup> January 2019**

**None**

## **Week Commencing 11<sup>th</sup> January 2019**

12. Application No: P/01396/18 Alt Ref: TCP/33683  
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands  
Location: 36 Windmill Close, Ryde, Isle Of Wight, PO333JB  
Proposal: Proposed bungalow with parking; formation of vehicular access onto Holmewood Close  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01396/18>

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

- 1. The application shows that storm water will be issued to a soakaway. The committee felt that the soil conditions in this area may not be suitable for this form of drainage and that this proposal will increase surface water runoff contrary to planning guidance.**
- 2. The application has no information regarding contributions towards the Solent SPA in accordance with the adopted SPD.**

## **7/19 PLANNING APPEALS**

**None**

## **8/19 PLANNING DECISIONS**

### **Week ending 30<sup>th</sup> November 2018**

#### **Application No: P/01102/18**

Location: Flat 5, 42 George Street, Ryde, Isle Of Wight, PO332EN  
Parish: Ryde Ward: Ryde North West  
Proposal: Lawful Development Certificate for installation of replacement windows  
Decision: Granted Plan Permission (or issue Cert)

### **Week ending 7<sup>th</sup> December 2018**

#### **Application No: P/01122/18**

Location: 21 The Strand, Ryde, Isle Of Wight, PO331JF  
Parish: Ryde Ward: Ryde North East  
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  
Decision: Granted Plan Permission (or issue Cert)

**Application No: P/01135/18**

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

Parish: Ryde Ward: Ryde North West

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

Decision: Granted Plan Permission (or issue Cert)

**Application No: P/00996/18**

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

Parish: Ryde Ward: Ryde North East

Proposal: Installation of upvc windows

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

*The information submitted with the application is insufficient to determine the impact of the proposed replacement uPVC windows on the character and appearance of the conservation area. The existing windows are considered to be an attractive feature of the building and make a positive contribution to the character and appearance of the conservation area. The proposed replacement of the existing timber windows in uPVC is therefore considered to conflict with policy DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy. The proposal also fails to take into account the guidance contained within paragraph 189 and 190 of the National Planning Policy Framework and does not reflect the requirements of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

**Application No: P/01043/18**

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

Parish: Ryde Ward: Ryde East

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

Decision: Granted Plan Permission (or issue Cert)

**Week ending 14<sup>th</sup> December 2018**

**Application No: P/01172/18**

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

Parish: Ryde Ward: Ryde South

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

Decision: Granted Plan Permission (or issue Cert)

**Application No: P/01011/18**

Location: land rear of, 2-12 Nelson Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Demolition of garages 8 & 9; proposed dwelling with garage

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

- 1) *The proposal, by reason of its position, size, scale, design and appearance would be a visually intrusive and cramped development, out of character with surrounding buildings and would fail to preserve and enhance the setting of surrounding listed buildings and the character and appearance of the designated Conservation Area contrary to the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework and Sections 66 and 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.*
- 2) *The proposal, by reason of its position, size, scale, design and external appearance would be a visually intrusive and cramped development that would result in a serious loss of light to, and outlook from, neighbouring properties and would result in an increased sense of enclosure and overlooking for neighbouring residents, to the detriment of the amenities and living conditions of neighbouring residents and contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.*
- 3) *The proposed, by reason of its position close to the boundaries of the site and neighbouring buildings, and its size, design and cramped appearance, would result in a poor living environment for future occupants of the development and would fail to provide a good level of amenity for future occupants, in particular in terms of a lack of outdoor amenity space, contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.*
- 4) *The application site is located within the Solent Special Protection Area (SPA) buffer zone and the proposal has the potential to result in increased recreational disturbance to the interest features of the Solent SPA alone and in combination with other development projects. To mitigate for these potential impacts to the Solent SPA, the applicant is required to enter into a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure a contribution from the development towards the Solent Recreation Mitigation Strategy. In the absence of such an obligation or any other proposed measures to mitigate for these potential impacts, it is considered that the proposal would be contrary to the aims of policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy and the National Planning Policy Framework.*
- 5) *The proposal would result in the loss of two off-street parking spaces in an area where there is insufficient space to accommodate the resident parking demand on-street and is therefore contrary to the aims and objectives of policies DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.*

**Application No: P/01171/18**

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

Parish: Ryde Ward: Ryde North West

Proposal: Proposed single storey extension with roof terrace

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

*The proposal would be an overdevelopment of the application site and result in an incongruous extension in the context of the street scene. It would be overbearing upon the neighbouring dwelling no.13, and result in an unneighbourly form of development to the detriment of this neighbouring dwellings amenity. The roof terrace would cause significant overlooking and loss of privacy upon the surrounding dwellings numbered 13, 39 and 40 Newport Street. The proximity of the terrace to the first floor windows of these neighbouring dwellings would result in an unacceptable loss of amenity. Therefore, the proposal would not be in accordance with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.*

### **Week ending 21<sup>st</sup> December 2018**

#### **Application No: P/00826/18**

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

Parish: Ryde Ward: Ryde North West

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

Decision: Granted Plan Permission (or issue Cert)

#### **Application No: P/00827/18**

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

Parish: Ryde Ward: Ryde North West

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

Decision: Granted Plan Permission (or issue Cert)

#### **Application No: P/00916/18**

Location: land adjacent 22 and, rear of 12, 14 and 16, Marlborough Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde East

Proposal: Outline for 5 dwellings with garages; detached garage; access road (revised plan) (revised description) (readvertised application)

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

*The proposal, by virtue of its layout and density would result in a direct loss of trees and pressure to remove further trees in the future, resulting in the loss of an unacceptable level of high amenity trees protected by an Area Tree Preservation Order. It is considered that the resultant loss of these trees would have a detrimental impact on the wider area, the character and appearance of the Ryde, St. John' s Conservation Area and the setting and character of the Grade II Listed Buildings 14 and 16 Marlborough Road. As such, the proposal is considered to be contrary to policies SP5 Environment, DM2 Design Quality for New Development, DM11 Historic and Built Environment and DM12 Landscape, Seascape, Biodiversity and Geodiversity of the Island Plan Core Strategy.*



**Application No: P/01071/18**

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

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of outbuilding; alterations and conversion to residential educational boarding house (use class C2) to include two storey extension; enlargement of driveway, parking area and access paths

Decision: Granted Plan Permission (or issue Cert)

**Application No: P/01073/18**

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

Parish: Ryde Ward: Ryde North West

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

Decision: Granted Plan Permission (or issue Cert)

**Week ending 28<sup>th</sup> December 2018**

**None**

**Week ending 4<sup>th</sup> January 2019**

**Application No: P/01215/18**

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

Parish: Ryde Ward: Ryde East

Proposal: Proposed two storey side extension (revised plans)

Registration Date: 29/10/2018 00:00:00

Case Officer: Hayden Marsh Contact Tel No: (01983) 823552

Decision: Granted Plan Permission (or issue Cert)

**9/19 TRAFFIC ORDERS**

**None**

**10/19 TREE DECISIONS**

**Protection                      Trees in Tree Preservation Order TPO/1977/7**

**Location                         29 Salisbury Road, Ryde**

Consent for the following:

To raise the crowns of plane trees T5, 7, 13, 15 to 6 metres and reduce the height of the Bay tree.

Reason: The tree work is necessary to ensure they are not preventing traffic movement below or causing a nuisance.

**Protection**                    **Trees in Ryde St Johns Conservation Area**  
**Location**                    **Green Haze, Appley Lane, Ryde, Isle of Wight,**  
**PO33 1NX**

No objection to the following:

To carry out the work requested to the trees detailed in the tree works application TW/0456/18. A copy of the application detailing these works is enclosed with the permission.

Reason: The work is necessary to manage the trees size for a small garden.

**Protection**                    **Trees in Ryde Conservation Area**  
**Location**                    **Little Copsefield, Copsefield Drive, Ryde, Isle of Wight,**  
**PO33 3AR**

No objection to the following:

T1 Ash remove the ash tree situated as detailed in the application.

T2 Macrocarpa Remove overextended branch as detailed in the application

Reason: The work is necessary to improve the form of the macrocarpa and remove a dangerous ash tree.

**Protection**                    **Trees in Tree Preservation Order 2009/04 W1**  
**Location**                    **Play Lane Millennium Green, Play Lane, Ryde, Isle of**  
**Wight**

To halo thin the trees located around the “Mother Oak” detailed in the application. The thinning is to achieve a clearance of 2m between the crown of the oak and surrounding trees.

Reason: The forestry work detailed in the application is to improve the general form and growing space of the “Mother Oak” detailed in the application.

**Protection**                    **Trees in Tree Preservation Order 1974/1 – A1&A2**  
**Location**                    **St Marys Catholic Primary School, Amphill Road, Ryde**

Consent: to fell the oak tree detailed in the application TW-0480-18 to near ground level.

Reason: The tree is in decline and becoming a danger to those using the area beneath its crown.

Conditions:

It is a condition of this consent that a replacement tree is planted. This is to be an oak “Quercus robur” of at least half-standard size (as defined in British Standard 3936) to be planted in a location/s as may be agreed by the Council.

**Protection**                    **Trees in Ryde Conservation Area**  
**Location**                    **West Point, Vernon Square, Ryde, Isle of Wight**

Consent to fell the cypress conifer detailed in the application to near ground level.

Reason: The tree in question is too large for the small front garden and incongruous to the character of the surrounding area.

**Protection**                    **Trees in Tree Preservation Order**

**Location**                    **12 Marlborough Road, Ryde**

T1 Sycamore: situated as detailed in the application to be felled to near ground level.

T2 Mimosa: situated as detailed in the application is to be previous pruning cuts making the tree 4 metres tall and 3 metres wide

Reason: To ensure the health and future amenity value of the trees.

**Protection**                    **Trees in Tree Preservation Order 1982/39**

**Location**                    **Broad Oak, 4 Bucklers Drive, Ryde, Isle of Wight**

Consent for the following:

To crown clean and reshape the oak tree as detailed in the application in the manner described.

Reason: The tree work is necessary to improve its forma and make it safer.

## **11/19            LICENSE APPLICATIONS**

**None**

## **LICENSE DECISIONS**

**None**

## **12/19            RTC SUPPORT FOR A PROJECT AT HAYLANDS WOODS**

To consider a proposal by Natural Enterprise and decide on providing a letter of support for the scheme.

**RESOLVED – Ryde Town Council will write a letter of support for the proposal.**

## **13/19            FUTURE HIGH STREET FUND**

To consider approaching IW Council regarding an application for funding from the Future High Street Fund for Ryde.

**RESOLVED – Ryde Town Council to express to the IW Council their interest in being considered for Future High Street Funding.**

## **14/19            POSITION STATEMENT WORKING PARTY**

Cllr Conyers reported that she had attended a meeting of the Ryde Society on Monday 4<sup>th</sup> January and had taken some unofficial notes of the meeting as an aid memoir. She reported that Chris Ashman spoke on various regeneration topics and Cllr Stuart Hutchinson presented the IW Council's position with regard the disposal of Ryde Harbour.

Cllr Conyers further reported that Chris Ashman was, in due course, going to invite members of Ryde Town Council to join a new working group looking at regeneration project and other funding issues in Ryde

A schedule of future meetings was discussed and it was agreed that the Clerk would circulate the proposed dates for verification by the rest of the committee.

**15/19 PUBLIC REALM BUDGET APPLICATIONS**

An application was received from Cllr Axford and the following was agreed:

**RESOLVED - The Clerk should carry out some research to assess whether the proposal was suitable for public Realm Funding.**

**16/19 DATE OF NEXT MEETING**

**RESOLVED – It was resolved that the next meeting of the Planning Committee will be held on Tuesday 5<sup>th</sup> February 2019**