



## **MINUTES OF THE PLANNING COMMITTEE**

**HELD ON TUESDAY 26<sup>TH</sup> FEBRUARY 2019 AT THE COUNCIL CHAMBERS,**

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

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

In Attendance: Chris Turvey (Planning Clerk), Shona Parnell (Minutes).

### **33/19 APOLOGIES**

Cllr Moody sent his apologies

### **34/19 DECLARATIONS OF INTEREST**

None

### **35/19 MINUTES**

**RESOLVED – That the minutes of the Planning Committee held on the 5<sup>th</sup> February 2019 be approved as a true and accurate record and signed by the Deputy Chairman.**

### **36/19 PROGRESS ON ACTION TAKEN**

- **Future High Street Fund**  
The Clerk informed the committee that, although he had been absent through work due to illness, the bid would be submitted for consideration by the IWC's panel.

- **The Terminus Building**  
The Clerk informed the committee that he had been in contact with the IWC enforcement officer in connection with action on the terminus building which had previously been stalled due to ill health of the owner. It was agreed that a dialogue with the owner and enforcement, if necessary, should recommence.
- **Ryde High Street Pedestrianisation**  
The Clerk informed the committee that Island Roads are to begin consultation on the Pedestrianisation of Ryde High Street at the beginning of March and it will last for 28 days.

**37/19 FULL FIBRE ROLL OUT IN RYDE**

The committee were given a presentation by Wight Fibre which outlined plans for the installation of new full fibre cables in the pavements around Ryde. The Clerk said that if Wight Fibre could let him have a press release outlining the scheme, he would put it on the RTC website.

**38/19 COMMITTEE MEMBERS QUESTIONS**

None

**39/19 PLANNING APPLICATIONS**

**Week Commencing 8<sup>th</sup> February 2019**

1. 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 form 3 additional flats (revised plans)(revised description)(readvertised application)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01291/18>

**RESOLVED - 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**

2. Application No: P/00073/19 Alt Ref: TCP/33712  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 19 Birch Gardens, Ryde, Isle Of Wight, PO333XB  
Proposal: Proposed single storey extension and decked area.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00073/19>

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

3. Application No: P/00077/19 Alt Ref: TCP/33717  
Parish(es): Ryde Ward(s): Ryde South  
Location: 9 Millward Road, Ryde, Isle Of Wight, PO332SL  
Proposal: Proposed two storey side extension to form garage and garden room on ground floor with additional space over for bedroom.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00077/19>

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

**Week Commencing 15<sup>th</sup> February 2019**

4. Application No: P/00094/19 Alt Ref: TCP/07565/H  
Parish(es): Ryde Ward(s): Ryde East  
Location: 131 Marlborough Road, Ryde, Isle Of Wight, PO331AW  
Proposal: Proposed single storey rear extension; raised patio  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00094/19>

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

**Week Commencing 22<sup>nd</sup> February 2019**

5. Application No: P/01407/18 Alt Ref: TCP/28493/B  
Parish(es): Ryde Ward(s): Havenstreet, Asheys & Haylands  
Location: land rear of, 25, Colenutts Road, Ryde, Isle Of Wight, PO33  
Proposal: Proposed detached chalet bungalow with vehicular access and parking  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01407/18>

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

6. Application No: P/00062/19 Alt Ref: TCP/28743/A  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 6 The Mall, Ryde, Isle Of Wight, PO333SF  
Proposal: Proposed change of use of annexe to form separate residential dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00062/19>

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

7. Application No: P/00081/19 Alt Ref: TCP/28315/A  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 2 Nelson Street, Ryde, Isle Of Wight, PO332EZ  
Proposal: Alterations to include new and replacement doors and windows; velux window; alterations to roof to provide terrace on rear elevation with balustrading.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00081/19>

**RESOLVED - Ryde Town Council objects to this proposal as there is insufficient information outlining the detail of the proposed windows. In addition, the information which has been provided does not give enough**

**detail for Ryde Town Council to decide whether the character of the article 4 area has been maintained.**

8. Application No: P/00110/19 Alt Ref: TCP/33728  
Parish(es): Ryde Ward(s): Ryde West  
Location: 9 Maybrick Road, Ryde, Isle Of Wight, PO333PY  
Proposal: Proposed single storey front and side extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00110/19>

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

9. Application No: P/00146/19 Alt Ref: TCP/33725  
Parish(es): Ryde Ward(s): Ryde East  
Location: land at Westridge Dairy, Bullen Road, Ryde, Isle Of Wight, PO33  
Proposal: Proposed below ground pump chamber, access track and drainage connections  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00146/19>

**RESOLVED - Ryde Town Council does not object to this proposal subject to the use of the access road being restricted by a gate.**

10. Application No: P/00147/19 Alt Ref: TCP/05812/M  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Flats 1 to 12 & 13 to 18, Treefields, Ryde, Isle Of Wight, PO33 3NT  
Proposal: Proposed store for mobility scooters  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00147/19>

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

#### **40/19 PLANNING APPEALS**

**None**

#### **41/19 PLANNING DECISIONS**

**Week ending 1<sup>st</sup> February 2019**

**Application No: P/01334/18**

Location: 20 Monkton Street, Ryde, Isle Of Wight, PO332BZ  
Parish: Ryde Ward: Ryde North East  
Proposal: Proposed orangery at rear of dwelling (revised scheme)  
Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/01335/18**

Location: 20 Monkton Street, Ryde, Isle Of Wight, PO332BZ  
Parish: Ryde Ward: Ryde North East  
Proposal: LBC for proposed orangery at rear of dwelling (revised scheme)  
Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/01243/18**

Location: 36 Park Road, Ryde, Isle Of Wight, PO331HH

Parish: Ryde Ward: Ryde East

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

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/01295/18**

Location: land adjoining 18, Union Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: Outline for block of 6 self contained flats

Decision: Granted Plan Permission (or issue Cert)

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

**Week ending 8<sup>th</sup> February 2019**

**Application No: P/01371/18**

Location: The Victorian Lodge, East Hill Road, Ryde, Isle Of Wight, PO331LS

Parish: Ryde Ward: Ryde North East

Proposal: Proposed external balcony to first floor flat

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/01359/18**

Location: 180A High Street, Ryde, Isle Of Wight, PO332HN

Parish: Ryde Ward: Ryde North West

Proposal: Alterations to include removal of entrance steps; formation of new ramped access; creation of recessed lobby

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/01360/18**

Location: 180A High Street, Ryde, Isle Of Wight, PO332HN

Parish: Ryde Ward: Ryde North West

Proposal: 1 x illuminated fascia sign; 1 x illuminated hanging sign (revised plans)(revised description)

Decision: Granted Plan Permission (or issue Cert)

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

**Week ending 15<sup>th</sup> February 2019**

**Application No: P/01148/18**

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

Parish: Ryde Ward: Ryde East

Proposal: Proposed ancillary guest/pool house

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00015/19**

Location: 26 Westfield Park, Ryde, Isle Of Wight, PO333AB

Parish: Ryde Ward: Ryde North West

Proposal: Retention of first floor rear extension

Decision: Granted Plan Permission (or issue Cert)

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

**42/19 TRAFFIC ORDERS**

**None**

**43/19 TREE DECISIONS**

<b>Protection</b>	<b>Trees in Tree Preservation Order 2013/09</b>
<b>Location</b>	<b>Ashey Place, Ryde, Isle of Wight</b>

Consent for the following:

To fell the 3 pine trees, as detailed in the application, to near ground level.

Reason: The three trees in question have all died in past few years and become a danger.

**44/19 LICENSE APPLICATIONS**

**None**

**LICENSE DECISIONS**

**None**

**45/19 ASPIRE'S BID FOR COASTAL COMMUNITY FUNDING**

The Clerk informed the committee that Aspire intended to apply for Coastal Community Funding and would be looking for support from RTC.

**46/19 ISLAND ROAD'S ANNUAL ASSET MANAGEMENT WORKSHOP**

The Clerk informed the committee that Island Roads were holding their annual asset management workshop. Cllr Conyers stated that she may attend.

**47/19 LOCAL COUNCIL PARKING ENFORCEMENT**

The Clerk informed the committee that there was a survey seeking the views of Local councils on the possibility of carrying out parking enforcement.

**RESOLVED – The Clerk would complete the survey on the committee’s behalf.**

**48/19 THE KING LUD AS A COMMUNITY ASSET**

The Clerk asked the committee to note that the King Lud Public House was included on a list of properties which were applying to be included as a Community Asset.

**49/19 ISLAND PLANNING STRATEGY CONSULTATION**

The Clerk presented the draft comments from the IPS working party which will be submitted to the IWC on their Island Planning Strategy. He asked for any additional comments / alteration which the committee felt were needed prior to submission. It was decided that the Appley Fields housing allocation contained in the IPS should be challenged on the grounds of loss of community playing field and a loss of an area which contributed to the wellbeing of the area.

**RESOLVED – Ryde Town Council recommended that the IPS comments include the extra section on Appley Field and the amended comments be submitted to IW Council. Furthermore, the IPS comments will be submitted to Full Council for noting.**

**RESOLVED – That the Position Statement working party be dissolved.**

**50/19 PUBLIC REALM BUDGET APPLICATIONS**

**None**

**51/19 DATE OF NEXT MEETING**

**RESOLVED – It was resolved that the next meeting of the Planning Committee will be held on Tuesday 19<sup>th</sup> March 2019**