



**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 19th
MARCH 2019 AT THE COUNCIL CHAMBERS, 10 LIND STREET, RYDE,
ISLE OF WIGHT, PO33 2NQ**

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

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

52/19 APOLOGIES

None

53/19 DECLARATIONS OF INTEREST

Cllr Lilley declared a possible pecuniary interest with respect to his ability to sit on the planning committee as he is a deputy for the IW Council's Planning Committee. He further informed the committee that he is currently seeking advice from the Monitoring Officer.

Cllr Moody declared a non-pecuniary interest in agenda item 6, application 8.

54/19 MINUTES

RESOLVED - That the minutes of the Planning Committee held on the 26th February 2019 be approved as a true and accurate record and signed by the Chairman.

55/19 PROGRESS ON ACTION TAKEN

Future High Street Fund

The Clerk informed the committee that Ryde had been unsuccessful in the Future High Street Fund bid, which Newport had won. The Clerk highlighted that he had been advised by a Member of Ryde Town Council that the Regeneration Team at the Isle of Wight Council had assisted in preparing Newport's bid.

Ryde High Street Pedestrianisation

The Clerk informed the committee that the consultation for the Pedestrianisation is ongoing and that there are currently many comments in favour of this.

56/19 COMMITTEE MEMBERS QUESTIONS

Councillor Conyers informed the committee that she had attended a Local Access Forum meeting at which it was mentioned that the Government are currently planning to close unprotected railway crossings. This includes 14 on the Isle of Wight, 1 of which is in Ryde, raising queries with regard to the Nicholson Road track.

Councillor Lilley highlighted that at a recent Ryde Society meeting, Councillor Stuart discussed green spaces in Ryde and the concern of sites that are allocated for housing development within the new Island Plan. Councillor Lilley suggested that the Town Council should be encouraging protection of green spaces and should not wait until the Island Plan has been finalised.

57/19 PLANNING APPLICATIONS

Week Commencing 1st March 2019

1. Application No: P/00172/19 Alt Ref: TCP/33733
Parish(es): Ryde Ward(s): Ryde South
Location: 47 Well Street, Ryde, Isle Of Wight, PO332RZ
Proposal: Demolition of outbuilding; proposed single storey side extension to form sunroom; detached single storey building to form home office; formation of vehicular access and parking space
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00172/19>

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

2. Application No: P/00180/19 Alt Ref: TCP/24772/X
Parish(es): Ryde Ward(s): Ryde North West
Location: The Penthouse, Prince Consort, 19 St. Thomas Street, Ryde, Isle Of Wight, PO33 2DL
Proposal: Replacement of window with door to existing dormer and new roof light
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00180/19>

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

Week Commencing 8th March 2019

3. Application No: P/00180/19 Alt Ref: TCP/24772/X
Parish(es): Ryde Ward(s): Ryde North West
Location: Flat 9, 19a Pier View Court, St. Thomas Street, Ryde, Isle Of Wight, PO332DL
Proposal: Replacement of window with door to existing dormer and new roof light (corrected location)(readvertised application)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00180/19>

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

4. Application No: P/00181/19 Alt Ref: TCP/06475/M
Parish(es): Ryde Ward(s): Ryde West
Location: Suncourt, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ
Proposal: Proposed first floor rear extension; alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00181/19>

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

5. Application No: P/00193/19 Alt Ref: TCP/31852/C
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Sunny Heights, Arnold Road, Ryde, Isle Of Wight, PO333RG
Proposal: Variation of condition 3 on P/01223/14 to allow alterations to decision and appearance of dwellings (plots 4,5 and 6) to include altered interior layouts, changed fenestration arrangement including additional dormer windows and rooflights on north and south elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00193/19>

RESOLVED – Ryde Town Council were unable to comment on this proposal due to inaccuracies and confusion over the plot/house Nos. that were detailed on the plan.

6. Application No: P/00207/19 Alt Ref: TCP/33743
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: 4 Pitt Street, Ryde, Isle Of Wight, PO333EB
Proposal: Proposed single storey side extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00207/19>

**RESOLVED – Ryde Town Council did not object to this proposal.
Week Commencing 15th March 2019**

7. Application No: P/00184/19 Alt Ref: TCP/22300/F
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Binstead County Primary School, Hazlemere Avenue, Ryde, Isle Of Wight, PO333SA
Proposal: Proposed 2x double classroom modular buildings
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00184/19>

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

8. Application No: P/00199/19 Alt Ref: TCP/02355/G
Parish(es): Ryde Ward(s): Ryde North West
Location: Malabar, West Street, Ryde, Isle Of Wight, PO33 2NX
Proposal: Proposed detached double garage and associated turning head
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00199/19>

Councillor Moody declared a non-pecuniary interest and did not take part in the discussion.

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

58/19 PLANNING APPEALS

None

59/19 PLANNING DECISIONS

Week ending 22nd February 2019

None

Week ending 1st March 2019

None

Week ending 8th March 2019

Application No: P/01396/18

Location: 36 Windmill Close, Ryde, Isle Of Wight, PO333JB

Parish: Ryde Ward: Havenstreet, Asheys Haylands

Proposal: Proposed bungalow with parking; formation of vehicular access onto Holmewood Close

Decision: Granted Plan Permission (or issue Cert)

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.**

60/19 TRAFFIC ORDERS

None

61/19 TREE DECISIONS

Protection Trees in Ryde Conservation Area

Location 3 Belvedere Street, Ryde, PO33 2JW

No objection to the following:

To the removal of the Lawson cypress tree as detailed in the application.

Reason: The tree is of no public amenity and causing large levels of shade to the garden and neighbouring garden.

Protection Trees in Ryde Conservation Area

Location 23 Castle Street, Ryde

No objection to the following:

To the removal of the goat willow as detailed in the application.

Reason: The tree is in a poor condition and could be undermining the structure nearby.

Protection **Trees in Tree Preservation Order**
Location **3 The Hayloft, Ryde, PO33 3JE**

Consent for the following:

To reduce the oak tree detailed in application TW-0013-19 by 30% of its crown size. All reductions must be to strong growth points that are at least one third the size of the adjacent pruning point.

Reason: The tree is causing an unacceptable level of shade to the property.

62/19 LICENSE APPLICATIONS

None

63/19 LICENSE DECISIONS

None

64/19 DUEL USE PARKING BAY VICTORIA STREET

The committee noted and welcomed the change of parking designation from duel use to a 1-hour restriction for cars in Victoria Street.

65/19 EMAIL REGARDING PLANNING APPLICATION P/00146/19

The Chair asked for the contents of the email submitted by a resident to be noted by committee and Cllr Lilley moved that there should be a discussion about this email. A vote was taken and Cllr Lilley's motion was carried.

Cllr Lilley outlined his position with regards his own personal response to the planning application P/00146/19 and the restrictions that the planning committee may have in submitting an informed response. The Clerk informed the meeting that the response to the application from the planning committee was appropriate given the available information and the lack of comment from local residents. During discussions the email was not referred to again and the Chair then decided to move on to the next agenda item.

66/19 FEASABILITY STUDY FOR RYDE THEATRE

The committee noted the feasibility study for Ryde Theatre which was produced by the Empty Buildings Working Group and sent to the Town Council. The ideas presented for changing the theatre into a multi-use centre were welcomed and the Town Council look forward to any further work aimed at bringing the Ryde Theatre back into use. Some members of the committee were surprised that RTC was being mentioned, in the study, as a possible freeholder without any discussion being held with RTC.

67/19 PUBLIC REALM BUDGET APPLICATIONS

The committee considered a Public Realm Application in respect of flags at Ryde Harbour from Cllr Whittle who was not in attendance. The Clerk stated that he

had only received the application a few hours earlier and pointed out to the committee that there seemed to be some issues with the application which would need further investigation with the IW Council, who are responsible for harbour flags, so that an informed decision can be made. these issues include the potential sale of the harbour and its future ownership, the size of the flags, the possible need for planning approval and the fact that any public realm funding application over £1,500.00 would need to be referred to Full Council for a decision.

RESOLVED – The committee agreed to defer discussion on this application until the next meeting so that further information can be obtained from the IW Council.

68/19 DATE OF NEXT MEETING

RESOLVED – It was resolved that the next meeting of the Planning Committee will be held on Tuesday 9th April 2019 at 19.00.