



**MINUTES OF THE PLANNING COMMITTEE HELD ON
TUESDAY 30th APRIL 2019 AT THE TOWN COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT, PO33 2NQ**

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

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

86/19 APOLOGIES

Apologies were received from Cllr Moody, Cllr Lilley and Cllr Stephens.

87/19 DECLARATIONS OF INTEREST

None

88/19 MINUTES

RESOLVED – That the minutes of the Planning Committee held on the 9th April 2019 be approved as a true and accurate record and signed by the Deputy Chairman.

89/19 PROGRESS ON ACTION TAKEN

- Report on the planning process with regards the Walled Garden at Bullen

The Clerk provided an email from the Head of Planning at IW Council to the committee which contained information on the planning process for permitted development of the Walled Garden.

- Invitation for Head of Planning and Cabinet Member for Planning to attend a future planning meeting

The Clerk informed the committee that the Head of Planning and Cabinet Member for Planning from the IW Council have accepted the invitation to attend a future planning meeting; he is awaiting their confirmation of which meeting they will be attending.

- Resident's Parking Scheme

The Clerk informed the committee that it was incorrectly reported online that Ryde Town Council were the main point of contact for the Resident's Parking Scheme, when it should have been the new officer which is now in role. He confirmed that this has been corrected.

- New parking arrangements at Union Street Ryde

Following concerns raised at the previous meeting, the Clerk confirmed that the whole of Union Street will now only be 1 zone as opposed to the previous 4.

90/19 PLANNING APPLICATIONS

Week Commencing 29th March 2019

(Applications from 9th April planning meeting to be re-appraised)

1. Application No: P/00046/19 Alt Ref: TCPL/17125/C
 Parish(es): Ryde Ward(s): Ryde North West
 Location: 4 John Street, Ryde, Isle Of Wight, PO332PZ
 Proposal: Proposed two storey extension forming two self-contained flats
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00046/19>

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

2. Application No: P/00047/19 Alt Ref: LBC/17125/D
 Parish(es): Ryde Ward(s): Ryde North West
 Location: 4 John Street, Ryde, Isle Of Wight, PO332PZ
 Proposal: Listed Building Consent for proposed two storey extension forming two self-contained flats
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00047/19>

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

Week Commencing 12th April 2019

3. Application No: P/00256/19 Alt Ref: TCP/33778
 Parish(es): Ryde Ward(s): Ryde North East
 Location: site of Tilden House, 26 Bellevue Road, Ryde, Isle Of Wight, PO33
 Proposal: Variation of condition no. 2 on P/01282/13 to allow brickwalls opposed to timber fences
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00256/19>

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

4. Application No: P/00291/19 Alt Ref: TCP/32589/A
 Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
 Location: land rear of 30 Upton Road and adjacent 3 St Mary's Close, off, St. Marys Close, Ryde, Isle Of Wight, PO33
 Proposal: Outline for detached dwelling including formation of vehicular access.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00291/19>

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

5. Application No: P/00301/19 Alt Ref: TCP/33768
Parish(es): Ryde Ward(s): Ryde East
Location: 39 Marina Avenue, Ryde, Isle Of Wight, PO331NG
Proposal: Proposed single storey rear extension; extension to side to form entrance porch and bathroom; conversion of garage to utility and store
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00301/19>

RESOLVED – Ryde Town Council did not object to this proposal subject to the comments from the Tree Officer being confirmed as the report attached was not applicable to this application.

6. Application No: P/00337/19 Alt Ref: TCP/04121/C
Parish(es): Ryde Ward(s): Ryde East
Location: D'andrea, 1 Thornton Close, Ryde, Isle Of Wight, PO331PF
Proposal: Variation of condition 2 on P/01165/17 to allow alterations to design & layout
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00337/19>

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

- 1. The parking provision for the proposal along with the existing property should be 3 car spaces, these are not available in this development.**
- 2. The building was intended to be a garage with office / store space above. The final build includes sleeping accommodation as would be found in an annexe to the main property. The requirements under building regulations for a garage differ from the requirements for accommodation. As no plans were submitted in this form, the building regulations may be required.**

7. Application No: P/00341/19 Alt Ref: TCPL/28767/F
Parish(es): Ryde Ward(s): Ryde North East
Location: The Marine, 15 Esplanade, Ryde, Isle Of Wight, PO33
Proposal: Alterations and change of use of first and second floors to form a HMO with 12 units and supporting facilities
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00341/19>

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

- 1. The requirements for change of use of holiday accommodation to residential state that the property should be marketed at market value for 12 months and accounts should show that the present use as holiday accommodation is unsustainable.**
- 2. This property is surrounded with pubs, clubs and hotels and is felt not to be a suitable environment for residential habitation.**

8. Application No: P/00342/19 Alt Ref: LBC/28767/E
Parish(es): Ryde Ward(s): Ryde North East
Location: The Marine, 15 Esplanade, Ryde, Isle Of Wight, PO33
Proposal: LBC for alterations in connection with change of use of first and second floors to form a HMO with 12 units and supporting facilities
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00342/19>

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

- 1. The requirements for change of use of holiday accommodation to residential state that the property should be marketed at market value for 12 months and accounts should show that the present use as holiday accommodation is unsustainable.**
- 2. This property is surrounded with pubs, clubs and hotels and is felt not to be a suitable environment for residential habitation.**

9. Application No: P/00357/19 Alt Ref: TCP/04138/D
Parish(es): Ryde Ward(s): Ryde North East
Location: 98 Monkton Street, Ryde, Isle Of Wight, PO332DD
Proposal: Proposed new external door, canopy and guarded steps to basement area on front elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00357/19>

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

10. Application No: P/00345/19 Alt Ref: TCP/22300/G
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Binstead County Primary School, Hazlemere Avenue, Ryde, Isle Of Wight, PO333SA
Proposal: Proposed extension to enlarge classroom (Reg3)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00345/19>

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

11. Application No: P/00347/19 Alt Ref: TCP/10899/L
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: Aldermoor Farm, Upton Road, Ryde, Isle Of Wight, PO333LA
Proposal: Conversion of barns to provide 3 houses; relocated bus stop (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00347/19>

RESOLVED - Ryde Town Council does not object to this proposal subject to the following:

- 1. The requirements of Island Roads being met, and payments to the Solent SPA SPD are made.**
- 2. There should be no increase in surface water runoff.**

Week Commencing 18th April 2019

None

Week Commencing 26th April 2019

12. 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 (revised red line and corrected certification received)(readadvertised application)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01407/18>

RESOLVED – Ryde Town Council does not object to the following proposal but would like to highlight that:

- 1. Sovereign Housing will not grant access to the site if there are any objections to the proposal.**
- 2. Proper payments should be made to the Solent SPA SPD.**
- 3. There should be no increase in surface water runoff.**
- 4. Any first floor windows overlooking a neighbouring property should be glazed with obscure glass to maintain privacy.**

13. Application No: P/00314/19 Alt Ref: TCPL/18409/D
Parish(es): Ryde Ward(s): Ryde North East
Location: Aspire, former Holy Trinity Church, Dover Street, Ryde, Isle Of Wight, PO33
Proposal: Change of use from D1 (non-residential institutions) to D2 (assembly and leisure) and associated internal and external works to include stairs, lift, insertion of floors, removal of organ, floor heating, air source heat pump, photovoltaic panels on roof, children's outdoor play area, a shed and two greenhouses

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00314/19>

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

14. Application No: P/00315/19 Alt Ref: LBC/18409/C
Parish(es): Ryde Ward(s): Ryde North East
Location: Aspire, former Holy Trinity Church, Dover Street, Ryde, Isle Of Wight, PO33
Proposal: LBC for change of use from D1 (non-residential institutions) to D2 (assembly and leisure) and associated internal and external works to include stairs, lift, insertion of floors, removal of organ, floor heating, air source heat pump, photovoltaic panels on roof, children's outdoor play area, a shed and two greenhouses

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00315/19>

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

**Application No: P/00331/17 Planning Inspectorate Ref:
APP/P2114/W/18/3208128**

Parish(es): Ryde Ward: Binstead and Fishbourne
Location: Kingarth House, Church Road, Binstead, PO33 3SZ
Proposal: Retention and completion of seawall and slipway
<https://www.iow.gov.uk/planning/AppDetails3.aspx?frmId=32514>

92/19 PLANNING DECISIONS

Week ending 5th April 2019

Application No: P/00081/19

Location: 2 Nelson Street, Ryde, Isle Of Wight, PO332EZ
Parish: Ryde Ward: Ryde North East
Proposal: Alterations to include new and replacement doors and windows;
velux window; alterations to roof to provide terrace on rear elevation with
balustrading.
Decision: Granted Plan Permission (or issue Cert)

RESOLVED - Ryde Town Council objected to this proposal as there was insufficient information outlining the detail of the proposed windows. In addition, the information which had been provided did not give enough detail for Ryde Town Council to decide whether the character of the article 4 area had been maintained.

Week ending 12th April 2019

Application No: P/00147/19

Location: Flats 1 to 12 and 13 to 18, Treefields, Ryde,
Isle Of Wight, PO33 3NT
Parish: Ryde Ward: Ryde North West
Proposal: Proposed store for mobility scooters
Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/00172/19
Location: 47 Well Street, Ryde, Isle Of Wight, PO332RZ
Parish: Ryde Ward: Ryde South
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.
Decision: Granted Plan Permission (or issue Cert)

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

Week ending 19th April 2019

Application No: P/00193/19

Location: Sunny Heights, Arnold Road, Ryde, Isle Of Wight, PO333RG
Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Variation of condition 3 on P/01223/14 to allow alterations to design 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 elevations
Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal

Application No: P/00207/19

Location: 4 Pitt Street, Ryde, Isle Of Wight, PO333EB

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed single storey side extension (revised plan)

Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal

Application No: P/00180/19

Location: Flat 9, 19a Pier View Court, St. Thomas Street, Ryde, Isle Of Wight, PO332DL

Parish: Ryde Ward: Ryde North West

Proposal: Replacement of window with door to existing dormer and new roof light (corrected location) (readvertised application)

Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal

Application No: P/00181/19

Location: Suncourt, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ

Parish: Ryde Ward: Ryde West

Proposal: Proposed first floor rear extension; alterations

Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal

93/19 TRAFFIC ORDERS

None

94/19 TREE DECISIONS

None

95/19 LICENSE APPLICATIONS

None

96/19 LICENSE DECISIONS

None

97/19 CCTV CAMERAS – NOTICE OF MOTION UPDATE

The Clerk provided an update with regard to Cllr Lucioni's Notice of Motion for the Town Council to purchase 2 further CCTV cameras to be used by the Police and be added to the current CCTV. It has recently been decided that the IW Council are ceasing monitoring of the CCTV network, therefore the Clerk has contacted Island Roads for some clarification before any decisions are made on the Notice of Motion.

98/19 CONSULTATION ON REVISED PLANNING APPLICATION REQUIREMENTS

The Clerk informed the committee that there is the opportunity to consult on the revised planning application requirements however no comments were made at this time.

99/19 PUBLIC REALM BUDGET APPLICATIONS

The Committee were due to revisit an application for flags at Ryde Harbour, however a representative of this application informed members that they will be needing to seek alternative methods of funding for the repair of the flag poles and to investigate the planning application requirements. Therefore, they will be hoping to reapply in Spring 2020.

100/19 DATE OF NEXT MEETINGS

RESOLVED – It was resolved that the next meeting of the Planning Committee will be held on Tuesday 21st May 2019 at 19.00.