



**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 9th APRIL 2019
IN THE UPPER ROOM, THE GEORGE STREET CENTRE, GEORGE STREET,
RYDE, PO33 2JF**

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

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

69/19 APOLOGIES

Apologies were received from Cllr Moody.

70/19 DECLARATIONS OF INTEREST

Cllr Lilley informed the committee that following his previous declaration of interest with respect to his ability to sit on the Planning Committee as he is a reserve for the Isle of Wight Council Planning Committee, he has since been advised by the Monitoring Officer that he can sit on both committees providing that he declares an interest at the Isle of Wight Council meetings for applications within his ward.

71/19 MINUTES

RESOLVED – That the minutes of the Planning Committee held on the 19th March 2019 be approved as a true and accurate record and signed by the Deputy Chairman.

72/19 PARKING AT RYDE PIER

Simon Lewis from Wightlink presented the committee with the new parking proposals on Ryde Pier Head. He informed the committee that Wightlink have decided not to install the automatic numberplate recognition (ANPR) system which had been outlined at a previous meeting. Instead, Wightlink are installing new pay and display machines. They are also providing customers with the option to pay by phone, allowing them to pay for or extend their stay remotely. The charge for accessing the Pier is unchanged at £1.00 although the waiting time is now 30 minutes. This decision followed discussions with Ryde Town Council at which Wightlink had originally proposed 15 minutes.

73/19 PROGRESS ON ACTION TAKEN

- Island Roads Asset Management Workshop
The Clerk informed the committee that Cllr Conyers had attended this workshop and that the presentation provided had been circulated by email. Cllr Conyers provided a report on this at Full Council on the 1st April.

74/19 COMMITTEE MEMBERS QUESTIONS

Cllr Lilley asked the committee if it would be possible to invite the Head of Planning, Ollie Boulter, and Cabinet Member for Planning, Barry Abraham, at the Isle of Wight Council to a Ryde Town Council Planning Committee meeting as he felt it would be beneficial to the committee. The Clerk said he would contact the Isle of Wight Council to ask.

RESOLVED – The Clerk will invite the Head of Planning and Cabinet Member for Planning at the Isle of Wight Council to a future Planning Committee meeting.

75/19 PLANNING APPLICATIONS

Week Commencing 22nd March 2019

1. Application No: P/00176/19 Alt Ref: TCP/18881/D
Parish(es): Ryde Ward(s): Ryde East
Location: Victoria Depot, Victoria Crescent, Ryde, Isle Of Wight, PO331DQ
Proposal: Demolition of existing depot buildings; construction of 5 no. new dwellings (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00176/19>

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

2. Application No: P/00247/19 Alt Ref: TCP/02613/D
Parish(es): Ryde Ward(s): Ryde North West
Location: 92B West Street, Ryde, Isle Of Wight, PO332NN
Proposal: Proposed conversion of roof space to form additional bedroom to include dormer
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00247/19>

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

Week Commencing 29th March 2019

3. 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>

Ryde Town Council to consider this application on the 30th April

4. 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>

Ryde Town Council to consider this application on the 30th April

5. 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 (corrected drawing/plan no.5)(readvertised application)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00146/19>

Cllr Lilley stated that he had acquired new information which may affect the committee's decision not to object to the proposal at a previous meeting.

Cllr Lilley then outlined the nature of the information contained in a report which he read to the committee and proposed a motion that the committee revisit their previous comments.

The committee voted unanimously to consider the new information and submit revised comments as necessary.

RESOLVED – Ryde Town Council, in line with Standing Order 24(b), revokes their previous comments and objects to this proposal on the following grounds as presented by Cllr Lilley:

- 1. Under SPI, the proposed pumping station site and new track is not “within or immediately adjacent the defined settlement boundaries”.**
- 2. This proposed development fails to “Complement the character of the surrounding area” as required under DM2 Design Quality for New Development, nor does it “enhance the character” of the local area.**
- 3. As no Area Action Plan exists for the Ryde Key Regeneration Area then “The precise type and location of development” for this Key Regeneration Area cannot be determined as required by 5.30 in SP1 of the Island Plan.**
- 4. As the proposed pumping station site is not adjacent to the settlement development boundary it is only permitted when a “specific local need is identified to justify development”. The application has factual errors as consultation with local residents on Bullen Road regard the septic tank provides evidence that they have adequate arrangements and do not require the pumping station of other provision as outlined in application. The Pumping Station for the 80 houses is adequately provided for within an existing proposal**

and no evidence is provided by detailed reports that there is a need to relocate this pumping station.

5. In regard to SP2, As Isle of Wight Council has not created an Area Action Plan for Ryde then they are unable to “identify appropriate development sites within or immediately adjacent to the settlement boundaries within the Area Action Plan boundaries”. Refer also SP1 5.30
6. In regard SP5, this application has not “demonstrated how they have taken into account the historic and built environment” of the historic grounds of Westridge House within which this planning application site is completely located.
7. Defra currently designates the land on which the proposed pump station and part of the access track is proposed to be built, as priority habitat ‘Wood-Pasture and Parkland, BAP Priority Habitat (England)’.
8. Under the Natural Environment and Rural Communities Act 2006, Part 3 Wildlife Etc., Biodiversity, Section 41 Biodiversity lists and action (England). The Secretary of State must, as respects England, publish a list of the living organisms and types of habitat which in the Secretary of State’s opinion are of principal importance for the purpose of conserving biodiversity. No listings are provided in this application.
9. Upgrade of exiting septic does not require the proposed pumping station in order to comply with requirements.
10. The proposed site for the proposed pumping station is not the most logical site for a pumping station to discharge of waste from the yet to be built 80 properties which planning permission was given May 2017.
11. The proposal results in a permeant loss of habitat both by the creation of additional access track and also the pumping station itself. The proposed development will also necessitate additional works and disturbance of habitat in the installation of the outlet pipe from the proposed pumping station in order to connect it with the existing sewer network.
12. The application has provided no data or evidence to substantiate the above claim that “The proposal will lead to benefits arising from the quality of the wider watercourse being improved.”

6. Application No: P/00250/19 Alt Ref: TCP/10363/E
Parish(es): Ryde Ward(s): Ryde North West
Location: 26 Westfield Park, Ryde, Isle Of Wight, PO333AB
Proposal: Proposed extension at ground floor level to form garage; proposed walkway and steps at first floor level
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00250/19>

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

7. Application No: P/00289/19 Alt Ref: TCP/33763
Parish(es): Ryde Ward(s): Ryde East
Location: 108 High Park Road, Ryde, Isle Of Wight, PO331BZ
Proposal: Demolition of existing conservatory and single storey rear extension; proposed single storey rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00289/19>

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

Week Commencing 5th April 2019

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 (revised plans received)(readvertised application)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00110/19>

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

9. Application No: P/00273/19 Alt Ref: TCP/30953/E
Parish(es): Ryde Ward(s): Ryde West
Location: Rye House, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ
Proposal: Proposed detached dwelling and garage with vehicular access (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00273/19>

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

10. Application No: P/00274/19 Alt Ref: TCP/30953/F
Parish(es): Ryde Ward(s): Ryde West
Location: Rye House, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ
Proposal: Proposed 2no. detached dwellings
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00274/19>

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

76/19 PLANNING APPEALS

Application No: P/00324/18

Planning Inspectorate Ref: APP/P2114/W/18/3216140

Parish(es): Ryde Ward: Havenstreet, Ashey and Haylands

Location: 43 Salters Road, Ryde, PO33 3HU

Proposal: Proposed detached dwelling to include parking

<https://www.iow.gov.uk/planning/AppDetails3.aspx?frmId=34038>

77/19 PLANNING DECISIONS

Week ending 15th March 2019

Application No: P/00031/19

Location: Walled Garden, Bullen Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde East

Proposal: Prior approval for proposed change of use of agricultural building to dwelling.

Decision: Granted Plan Permission (or issue Cert)

The Clerk informed the committee that the latest application (P/00031/19) was allowed under Permitted Development (Class Q), however questions were raised by the public as to the process involved for this application.

Cllr Lilley suggested to the committee that Ryde Town Council could raise this issue with the Local Government Ombudsman or, failing that, a Judicial Review may be in order.

The Clerk agreed that he would contact to the IW Council to confirm the chronology and process which was used to determine the status of this application.

RESOLVED – That the Clerk will contact the IW Council Planning Authority to ask for clarification of the chronology and process which was used to determine the status of this application and report back at the next committee meeting.

Application No: P/00025/19

Location: Greenmount Primary School, St. Vincents Road, Ryde, Isle Of Wight, PO33 3PT

Parish: Ryde Ward: Ryde West

Proposal: Demolition of two conservatories; proposed refurbishment works including new entrance lobby; alterations to roof to provide new light well; alterations to fenestration; temporary siting of two double classroom units

Decision: Granted Plan Permission (or issue Cert)

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

Week ending 22nd March 2019

Application No: P/00073/19

Location: 19 Birch Gardens, Ryde, Isle Of Wight, PO333XB

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed single storey extension and decked area.

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/00736/18

Location: Roebeck Country Park, Gatehouse Road, Upton, Ryde, Isle Of Wight, PO334BP

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Installation of a sewage treatment plant on the South Field; siting of 3 lodges on the South Field; siting of 6 lodges on the East Field; access road down the west side of East Field (revised plans)

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/00029/19

Location: Dover Park County Primary School, Dover Street, Ryde, Isle Of Wight, PO332BN

Parish: Ryde Ward: Ryde North East

Proposal: Temporary siting of 2 double classroom units

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/00055/19

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

Parish: Ryde Ward: Ryde North West

Proposal: Proposed single storey extension (revised scheme)(revised plans)

Decision: Granted Plan Permission (or issue Cert)

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

- 1. The revised proposal will still affect the neighbour's right to light.**
- 2. The Heritage Statement covers two different properties. The first page relates to 16 Newport Street, but the bulk of the text relates to Westbrook Lodge, Oakhill Road.**
- 3. The proposal will result in the loss of off-street parking which, although not a material consideration, will adversely affect the amenity of the area.**

Week ending 29th March 2019

Application No: P/00004/19

Location: 10 Chapel Road, Ryde, Isle Of Wight, PO333RT

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed alterations and two storey rear extension to dwelling; detached building to form self-contained annexed/ holiday accommodation; formation of additional parking area

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/00094/19

Location: 131 Marlborough Road, Ryde, Isle Of Wight, PO331AW

Parish: Ryde Ward: Ryde East

Proposal: Proposed single storey rear extension; raised patio

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/01309/18

Location: 93 High Park Road, Ryde, Isle Of Wight, PO331BZ

Parish: Ryde Ward: Ryde East

Proposal: Proposed detached house and alterations to existing vehicular access; Proposed vehicular access to existing dwelling (revised plans)

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/00077/19

Location: 9 Millward Road, Ryde, Isle Of Wight, PO332SL

Parish: Ryde Ward: Ryde South

Proposal: Proposed two storey side extension to form garage and garden room on ground floor with additional space over for bedroom.

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/01291/18

Location: 31 Weeks Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde West

Proposal: Alterations and extension to form 3 additional flats (revised plans)(revised description)(readvertised application)

Decision: Granted Plan Permission (or issue Cert)

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.

78/19 TRAFFIC ORDERS / ROAD NAME

**P/01743/12 – Land between 107 and 117 Newnham Road, Ryde.
Proposed Development of 9 Detached Dwellings and formation of vehicular access and parking.**

Ryde Town Council had received an application to request a new road name for the above development; three suggestions were put forward by the developer.

**Trevors Mead
Paddock Close
Brickfields Grove**

RESOLVED – Ryde Town Council recommended ‘Paddock Close’ as the new road name.

79/19 TREE DECISIONS

Protection Location	Trees in Tree Preservation Order 74 New Lodge, Garden Flat, West Hill Road, Ryde, PO33 1LW
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Consent for the following:

T 1 willow is to be felled to near ground level

T 2 sycamore is to have the lowest branch overhanging the garden removed.

T 3 Cypress tree is to be reduced in size by 30%

Reason. The work is general garden management

80/19 LICENSE APPLICATIONS

None

81/19 LICENSE DECISIONS

None

82/19 RESIDENT PARKING SCHEME

The Clerk informed the committee that the new residents parking scheme has just been launched with the appointment of new Resident Parking officers.

A draft "guidance on the introduction of Residents Parking Schemes" has been produced detailing guidance and criteria for roads which would qualify for permit parking. The Clerk highlighted that the new officer for this area is Tracey Cunningham and she is now taking requests for residents parking.

The scheme will be undertaken using the guidance criteria to determine if a road is suitable (this is done through a survey of the usage of parking on the roads as detailed in the guidance).

The Clerk informed the committee that the draft guidance had been amended at an IW Council cabinet meeting in September 2018, but as yet the amendments were not shown in the present guidance. Cllr Conyers emphasised that this scheme is for new requests only and not existing requests such as Dover Street which are at present under consideration.

Cllr Lilley proposed that a letter is written to the Isle of Wight Council requesting that Ryde is prioritised. Cllr Stephens stated that day time restrictions may be more appropriate for much of this area rather than resident's parking schemes. He felt that this would have less of an impact on the tourist trade which is essential to the Ryde economy.

RESOLVED – The Clerk will contact the Isle of Wight Council requesting that Ryde is considered a priority with regards the new Resident Parking Schemes.

83/19 THE ISLE OF WIGHT COUNCIL (UNION STREET, RYDE)(TRAFFIC REGULATION) ORDER NO 1 2019

The committee noted the new traffic regulation order.

84/19 PUBLIC REALM BUDGET APPLICATIONS

The committee were to consider an application for Public Realm Funding to replace and upgrade the flags on the flagpoles owned and managed by the Isle of Wight Council adjacent to Ryde Harbour which had been deferred from the last meeting.

RESOLVED – The committee agreed to defer discussion on this item as there was no representative available to present the application.

85/19 DATE OF NEXT MEETINGS

RESOLVED – It was resolved that the next meeting of the Planning Committee will be held on Tuesday 30th April 2019 at 19.00.