



**MINUTES OF THE PLANNING COMMITTEE HELD ON
TUESDAY 11 JUNE 2019 AT THE TOWN COUNCIL CHAMBERS,
10 LIND STREET, RYDE,
ISLE OF WIGHT, PO33 2NQ**

Present: Cllr C Chapman, Cllr D Conyers (Chair), Cllr N Farrell, Cllr P Jordan, Cllr M Ross and Cllr T Wakeley

In Attendance: Chris Turvey (Planning Clerk), Jonathan Baker (Planning Assistant).

115/19 APOLOGIES

Apologies were received from Cllr Adrian Axford, Cllr Michael Lilley, Cllr Ian Stephens and Cllr Wayne Whittle.

116/19 DECLARATIONS OF INTEREST

Cllr Chapman declared a non-pecuniary interest in agenda item 10 (Minute 125/19) as he was Chair of the Isle of Wight Council's Licencing Committee.

117/19 MINUTES

RESOLVED – THAT the minutes of the Planning Committee held on the 21 May 2019 be approved as a true and accurate record and signed by the Chair.

118/19 RYDE HISTORIC PUB WALK

Mr Paul Sheldon of the Isle of Wight branch of the Campaign for Real Ale (CAMRA) addressed the committee with regard to Ryde participating in the Isle of Wight Historic Pub Walks which complimented the successful Beer and Busses event every October. So far various towns from across the Island had been involved and CAMRA invited RTC to promote the event within Ryde. The committee recognised the value of the Beer and Busses weekend to the Ryde economy and the Island as a whole.

Members agreed that the council would be happy to promote the Ryde Historic Pub Walk by means of placing posters around the town and on the website as well as allow the council's logo to be used on relevant CAMRA promotions.

RESOLVED – THAT the 2019 CAMRA Historic Pub Walk in Ryde would be endorsed by Ryde Town Council and promoted by means of Posters and CAMRA could make use of the Councils logo,

119/19 PROGRESS ON ACTION TAKEN

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

It was noted that both the Isle of Wight Councils Head of Planning and Infrastructure Delivery and the Cabinet Member for Planning and Housing had been approached to attend a future meeting of the committee. Whilst no commitment had been forthcoming from them, they had indicated that a series of planning roadshows would be held over the coming months to address any issues for local Town and Parish Council's. However, the Chair of the Planning Committee along with the Planning Clerk and Planning Assistant would visit the Head of Planning at Seaclose in Newport to discuss and clarify various issues.

- Conservation area and Article 4 Issues

The Planning Clerk advised members that with regard to an Article 4 direction and an interpretation of Class C (the painting of the exterior of any building or work), there had been no breach of planning control with regard to 4 West Street.

Members requested that with regard to enforcements, if the Planning Clerk could enquire as to the amount which had been requested in the previous five years for conservation area, Article 4 listed or Grade 11 listed buildings as well as how many appertained to plastic windows in the conservation area and how many had been identified as breaches or not.

- Works at Simeon Street and Ryde Beach

The Committee noted that the flood prevention measures carried out at Monktonmeade Brooke had nearly been concluded. Grass seeding had been carried out and fenced off to make it in keeping with the rest of the area. Some final checks would then be carried out before the development was deemed complete and ready.

120/19 PLANNING APPLICATIONS

The Isle of Wight Council have changed their search facility for viewing Planning Applications which have been submitted after the 1st April 2019. If you wish to view an application, please follow the weblink below each item.

Week Commencing 24th May 2019

1. Application No: **19/00129/HOU**
Parish(es): Ryde Ward(s): Ryde North East,
Location: 21 The Strand, Ryde, Isle Of Wight, PO33 1JF
Proposal: Proposed replacement roof of existing single storey side extension; altered/replacement glazing; flat and pitched roof glazing to

existing sunroom extension; formation of new window on south east elevation; existing vehicle access gate to be widened (Revised Scheme)
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?keyVal=PQEGT0IQG7200&activeTab=summary>

RESOLVED – Ryde Town Council raised no objections to the application.

Week Commencing 31 May 2019

2. Application No: **19/00137/HOU**
Parish(es): Ryde Ward(s): Havenstreet, Ashley And Haylands
Location: 1 And 2 Hazelwood Close, Ryde, Isle Of Wight
Proposal: Proposed infill extension and extension to No 2 porch
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?keyVal=PQGBT0IQG7P00&activeTab=summary>

RESOLVED – Ryde Town Council raised no objections to the application.

3. Application No: **19/00213/HOU**
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 59 Binstead Lodge Road, Binstead, Ryde, Isle Of Wight, PO33 3TP
Proposal: Demolition of conservatory; proposed two storey extension.
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?keyVal=PR83E4IQGE100&activeTab=summary>

RESOLVED – Ryde Town Council raised no objections to the application.

Week Commencing 7 June 2019

4. Application No: 19/00156/RVC
Parish(es): Ryde Ward(s): Ryde North East
Location: Land Between 24a/24b Bellevue Road and East Street, Ryde Isle of Wight.
Proposal: Variation of condition 2 of P/01560/08 to accommodate boundary ownership (readvertised application)
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PQPVA0IQ06000>

Whilst there was no objection to the application, Members noted that RTC had issued an enforcement complaint with regard to the works which had been carried out to date. Significant concerns had been raised about the access to 24b Bellevue road and the two properties to which this application related to.

RESOLVED – Ryde Town Council raised no objection to the application.

5. 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 brick walls opposed to timber fences (readvertised application)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00256/19>

RESOLVED – Ryde Town Council raised no objection to the application, provided that the walls are rendered and finished in a colour that matches the rest of the building.

121/19 PLANNING APPEALS

None

122/19 PLANNING DECISIONS

Week ending 17th May 2019

Application No: P/00062/19

Location: 6 The Mall, Ryde, Isle of Wight, PO333SF

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed change of use of annex to form separate residential dwelling

Decision: **Granted Plan Permission (or issue Cert)**

Ryde Town Council did not object to this proposal

Application No: P/00301/19

Location: 39 Marina Avenue, Ryde, Isle of Wight, PO331NG

Parish: Ryde Ward: Ryde East

Proposal: Proposed single storey rear extension; extension to side to form entrance porch and bathroom; conversion of garage to utility and store

Decision: **Granted Plan Permission (or issue Cert)**

Ryde Town Council did not object to this proposal

Application No: P/00110/19

Location: 9 Maybrick Road, Ryde, Isle of Wight, PO333PY

Parish: Ryde Ward: Ryde West

Proposal: Proposed single storey front and side extension (revised plans received) (readvertised application)

Decision: **Granted Plan Permission (or issue Cert)**

Ryde Town Council did not object to this proposal

Week ending 24th May 2019

Application No: P/00342/19

Location: The Marine, 15 Esplanade, Ryde, Isle of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: LBC for internal and external alterations to include repair of existing windows; reinstatement of a 1st floor window within the west (George Street) elevation; cladding of west elevation courtyard wall in timber; replacement doors; alterations to internal layout, comprising formation of en-suites, lobbys, and new doorways, and blocking up of existing doorways (revised description).

Decision: **Granted Plan Permission (or issue Cert)**

Ryde Town Council did not object to this proposal

Application No: P/00341/19

Location: The Marine, 15 Esplanade, Ryde, Isle of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Alterations and change of use of first and second floors to form an HMO with 12 units and supporting facilities

Decision: **Refuse Plan Perm (or not issue Cert)**

Reasons:

1. The application has not demonstrated that the property has been marketed for sale for at least 12 months at an appropriate market price or that the hotel / tourist accommodation use is no longer viable. Therefore, the proposed change of use, which would result in the loss of existing tourist bedspaces, would be contrary to the aims and requirements of policy SP4 (Tourism) of the Island Plan Core Strategy.
2. The proposed replacement cellar door, by reason of its design and appearance, would fail to preserve and/or enhance the character and appearance of the listed building and the Ryde Conservation Area, contrary to the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework, and the requirements of sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Ryde Town Council objected 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.

Week ending 31st May 2019

Application No: P/00345/19

Location: Binstead County Primary School, Hazlemere Avenue, Ryde, Isle of Wight, PO333SA

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed extension to enlarge classroom (Reg3)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00357/19

Location: 98 Monkton Street, Ryde, Isle of Wight, PO332DD

Parish: Ryde Ward: Ryde North East

Proposal: Proposed new external door, canopy and guarded steps to basement area on front elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01407/18

Location: land rear of, 25, Colenutts Road, Ryde, Isle of Wight, PO33

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed detached chalet bungalow with vehicular access and parking (revised red line and corrected certification received) (readvertised application)

Decision: **Refuse Plan Perm (or not issue Cert)**

Reasons:

1. By virtue of the constrained size of the site and the position and scale of the proposed dwelling, the development would result in an intrusive and cramped form of development that would be contrary to and out of character with the established pattern of properties within this area. The siting of the dwelling would result in the loss of a modest gap within a densely developed area which currently provides important visual relief to the built form. As such, it is considered that this form of development would not enhance the character or context of the area and would not therefore constitute appropriate land for development as required by policy SP1 (Spatial Strategy) whilst also being contrary to policy DM2 (Design Quality for New Development) of the Island Plan and well as being in conflict with the principles of good design and sustainable development as required by the National Planning Policy Framework.

Ryde Town Council did not object to the following proposal but highlighted 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.**

123/19 TRAFFIC ORDERS

None

124/19 TREE DECISIONS

Protection: Trees in Tree Preservation Order
Location: Barsby Lodge, St Georges Road, Ryde
Consent for the following:
Coppice largest stems so re-growth can become part of hedge
Reason: Improve quality of hedge and benefit wider area.

Location: House on the Beach, Quarr Road, Binstead, Isle of Wight
Description: Tree 1 – x2 – Fell
Tree 2 – Oak - Fell
Consent for the following:
Removal of the three trees.
Reason: Trees have died

Location: Time & Tide, St Georges Road, Ryde, Isle of Wight, PO33 3AS
Description: Tree 1 – Cherry – Fell
Tree 2 – Conifer – Remove 2 branches; pruning
No objection to the following:
Tree 1 – Cherry – Fell
Tree 2 – Conifer – Remove 2 branches; pruning
Reason: Cherry tree can be felled due to being dead. Macrocarpa Conifer works are necessary to enable access underneath and although a private road it should be managed in a similar manner as an adopted road and as such the clearance over the road should be 5.5m.

Location: 2 Ampthill Road, Ryde, Isle of Wight, PO33 1LJ
Description: Tree 1 – Field Maple – Full crown lift, remove dead branches, remove large bough
Tree 2 – Field Maple – Remove
Consent for the following:
The tree work to T1 will improve its form and public amenity. The work will also improve access to this area of the garden preventing the lower branches obstructing it. As a result, the work requested should be permitted.

Location: 10 Pell Lane, Ryde, PO33 3LN
Protection: Trees in Tree Preservation Order
Consent for the following:
To fell the oak tree as detailed in the application to near ground level.
Reason: The trees trunk has become decayed to such a level that the tree is now a danger to its wider surroundings.

Location: Haylands Primary School, Bettsworth Road, Ryde, PO33
Description: Tree 1 – Oak - Remove
Removal of Oak Tree.
Reason: Tree is deemed as dangerous for health and safety reasons.

125/19 LICENSE APPLICATIONS

Cllr Chapman left the room.

Isle of Wight Pride, Ryde Esplanade, Ryde Isle of Wight.

<https://publicaccess.iow.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

The Clerk explained that part of the application had been withdrawn and would be discussed at a future meeting. The licence which was, at present, under consideration was the street trading licence for the area around the Pavillion.

RESOLVED – Ryde Town Council raised no objection to this licence application, subject to access and egress being made available at all times to the users of the Harbour, Skatepark and the Fishing Club.

126/19 LICENSE DECISIONS

None

127/19 PUBLIC REALM BUDGET APPLICATIONS

The Clerk informed members that the relocation of a bus stop outside Oakfield Primary School at Appley Road was being progressed. This involved Island Roads supplying and fitting the post on the pavement further up the stop to allow passengers to alight safely and correctly. This would also need to go through Island Roads Network Management process for assessment and approval before any works could commence.

Members requested that public realm budget arrangements be set made an agenda item for the next meeting of the Planning Committee.

RESOLVED – THAT a Review of Public Realm Budget Procedures be discussed at the next meeting of the Planning Committee on 2 July 2019.

128/19 VICTORIA ARCADE

Members noted that the Victoria Arcade in Union Street had recently been made available for sale on the open market.

RESOLVED – THAT Ryde Town Council noted the sale of Victoria Arcade.

129/19 HERITAGE ACTION ZONE FUNDING

Members were advised that a meeting of the Regeneration Group had convened the previous evening to discuss applying for a share of the High Streets Heritage Action Zones Fund where local councils could apply for a grant of between £250,000 and £2m out of a national fund total of £40m. They were

further advised that any successful bids must be match funded and a project manager appointed to oversee the works associated with the bid.

Historic England would also visit Ryde on Thursday, 13 June 2019 where a presentation and walking tour of the town would take place.

There would be two stages to the process, the first of which would be the submission of an expression of interest where the towns case would be set. This would also need to be drafted and considered by all members at the July 2019 meeting of Full Council.

Should stage one be successful, the second stage would then involve a more detailed and involved commitment by the Town Council around resources and actions required. Community engagement also needed to be encouraged with various stakeholders.

The committee requested that the Ryde Regeneration Working Group seek assistance from the IWC Regeneration Team with the writing of their bid.

RESOLVED – THAT the Isle of Wight Council Regeneration Team be approached to commit resources to Ryde Town Council’s High Streets Heritage Action Zones Fund bid.

130/19 DATE OF NEXT MEETING

RESOLVED – It was resolved that the next meeting of the Planning Committee will be held on Tuesday 2nd July 2019 at 19.00.