



**RYDE
TOWN COUNCIL**

Town Hall Chambers
10, Lind Street
Ryde IOW
PO33 2NQ

Email: chris.turvey@rydetowncouncil.gov.uk

17th July 2019

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE
(Copies to all other members of the Council).

Dear Councillor,

You are hereby summonsed to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **Tuesday, 23 July 2019** at the **Ryde Town Council Chambers, 10 Lind Street, Ryde, Isle of Wight, PO33 2NQ** commencing at **7pm** for the purpose of transacting the business set out in the agenda below.

All members are invited to attend.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Turvey'.

Chris Turvey
Planning Clerk

Should you require a copy of the agenda in a large print format please contact the Town Council. Copies of all documentation associated with this agenda will be made available on the Town Council's website and a number of paper copy agendas will be provided for the public at the meeting. A hearing loop is available at this venue.

PUBLIC QUESTION TIME

To receive and consider questions submitted by members of the public (limited to a maximum of 15 minutes).

1. APOLOGIES

To receive apologies for absence.

2. DECLARATIONS OF INTEREST

To receive any declarations of pecuniary or non-pecuniary (personal) interests relating to items on the Agenda.

3. MINUTES

To take as read and confirm as accurate the minutes of the meeting held on Tuesday, 2 July 2019.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

5. MEMBERS QUESTIONS

To receive questions from members of the Planning Committee.

6. 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 5th July 2019

1. Application No: 19/00239/LBC

Parish(es): Ryde Ward(s): Ryde North West

Location: Magnolia Cottage, Augusta Road, Ryde, Isle Of Wight, PO33 3AT

Proposal: Listed Building Consent for part replacement of roof slate.

<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PRHCPBIQGG400>

2. Application No: **19/00310/FUL**
Parish(es): Ryde/ Havenstreet and Asheys Ward(s): Havenstreet, Asheys And Haylands
Location: Smallbrook Stadium, Asheys Road, Ryde, Isle Of Wight, PO33 4BH
Proposal: Proposed new sports facility providing ice rink, tennis courts and ancillary facilities, with car parking
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PRZVDQIQGKT00>
3. Application No: **19/00350/FUL**
Parish(es): Ryde Ward(s): Ryde North West
Location: 27 Cross Street, Ryde, Isle Of Wight, PO33 2AA
Proposal: Change of use from Class A1 retail to Class A3 restaurant/cafe (revised address)(readvertised application)
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PSAZJ6IQGNQ00>
4. Application No: **19/00351/LBC**
Parish(es): Ryde Ward(s): Ryde North West
Location: 27 Cross Street, Ryde, Isle Of Wight, PO33 2AA
Proposal: Listed Building Consent for alterations in association with change of use from A1 to A3 restaurant / cafe (revised address)(readvertised application)
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PSAZJ9IQGNR00>
5. Application No: **19/00493/OUT**
Parish(es): Ryde Ward(s): Ryde North East
Location: 36 Nelson Street, Ryde, Isle Of Wight, PO33 2EY
Proposal: Demolition of existing block of six flats; Outline for block of 12 flats including basement accommodation (revised scheme)
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PTOZD2IQGYX00>

Week Commencing 12th July 2019

6. Application No: **19/00336/HOU**
Parish(es): Ryde Ward(s): Ryde North West
Location: 21, Westfield Park, Ryde, Isle of Wight. PO33 3AB
Proposal: Demolition of ground floor bay; alterations; proposed extension to front elevation; extension to rear terrace (re-advertised application)
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PS94PWIQGMN00>

7. Application No: **19/00524/RVC**
Parish(es): Ryde Ward(s): Haventreet, Ashey and Haylands
Location: Rosemary Vineyard, Smallbrooke Lane, Ryde, Isle of Wight, PO33 4BE
Proposal: Removal of agricultural occupancy condition on TCP/8036C/M/734 and TCP/8036D/M/1880
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PTY8QUIQH0X00>

Week Commencing 19th July 2019

8. Application No: **19/00522/HOU**
Parish(es): Ryde Ward(s): Ryde North West
Location: 20 John Street, Ryde, Isle Of Wight, PO33 2PY
Proposal: Proposed porch
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PTY8QFIQH0T00>
9. Application No: **19/00571/FUL**
Parish(es): Ryde Ward(s): Ryde North West
Location: 20 Cross Street, Ryde, Isle Of Wight, PO33 2AD
Proposal: Proposed change of use from C3 to sui generis
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PUB7FVIQH4100>

7. PLANNING APPEAL DECISION

Appeal Ref: APP/P2114/W/19/3221802

Location: Land adjacent to 22 and to the rear of 12, 14 and 16 Marlborough Road, Ryde, Isle of Wight PO33 1AA

Parish: Ryde Ward: Ryde East.

Proposal: Construction of 5 new dwellings.

Decision: Appeal dismissed.

Ryde Town Council resolved to object to the application on the following grounds:

i) There is no ecology report accompanying this application so the effect on the wildlife within the site cannot be assessed contrary to policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

ii) The measures contained within the tree report to protect the trees were seen to be insufficient without the correct controls in place contrary to policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

iii) There are no Island Roads recommendations regarding the vehicular access to the site contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

8. PLANNING DECISIONS

Week ending 28th June 2019

Application No: P/00176/19

Location: Victoria Depot, Victoria Crescent, Ryde, Isle Of Wight, PO331DQ

Parish: Ryde Ward: Ryde East

Proposal: Demolition of existing depot buildings; construction of 5 no. new dwellings (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town council did not object to this proposal.

Week ending 5th July 2019

Application No: P/00146/19

Parish: Ryde Ward: Ryde East

Location: land rear 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)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council, in line with Standing Order 24(b), revokes their previous comments and objected 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 DM2Design 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.'

Week ending 12th July 2019

None

9. TREE DECISIONS

Location Ryde School, 7 Queens Road, Ryde, Isle of Wight, PO33 3BE

Description Tree 1 – Ash – Remove
Tree 2 – Monterey Cyprus – Remove and reduce lower crown limbs

Consent for the following:

Tree 1 – Ash – Remove

Tree 2 – Monterey Cyprus – Remove and reduce lower crown limbs

Location Church of the Holy Cross, Church Road,
Binstead, Ryde, Isle of Wight, PO33
Description Ash Tree – Fell

Consent for the following:

To fell the ash tree detailed in the application to near ground level.

Conditions:

It is a condition of this consent that a replacement tree is planted. This is to be a Small leaved Lime "Tilla cordata" of at least half-standard size (as defined in British Standard 3936) to be planted in a location/s as may be agreed in writing by the Council.

Planting must be completed within one planting season (October to March) of the tree being felled. If the tree dies within 2 years of planting then it must be replaced with one of the same size and species as conditioned above.

Reason: In the interests of the amenity of the area and to comply with the Town and Country Planning Act 1990 that requires replacements for felled trees to be planted.

Location 2 Spencer Glade, Ryde, Isle of Wight, PO33 3AJ
Description Tree 1 – Yew: Dismantle and replant

Consent for the following:

To remove the yew tree situated as detailed in the application.

Conditions:

All work must be carried out to a minimum of BS3998 2010

"Recommendations for Tree Work" or current industry "best practice". Working practices should comply with guidance and regulations issued by the Health & Safety Executive.

Reason: To ensure the health and future amenity value of the trees.

10. LICENSE APPLICATIONS

Harbour House, Esplanade, Ryde - Application for a Minor Variation to a Premises Licence

<https://publicaccess.iow.gov.uk/online-applications/licencingApplicationDetails.do?activeTab=documents&keyVal=PSDHS8IQ04000>

11. VARIOUS ENFORCEMENT REQUESTS

To note the response from the IW Council on various enforcement requests.

12. REVIEW OF PUBLIC REALM STRATEGY

To consider any recommendations from the recent meeting regarding the review of the Ryde Town Council's Public Realm Strategy.

13. HERITAGE ACTION ZONE FUNDING

To note the contents of the Expression of Interest for High Street Heritage Action Zone Funding.

14. DATE OF NEXT MEETING

Please note that the next Planning Committee will be held on **Tuesday 13th August 2019 at 19.00.**