



MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 2 JULY 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 Michael Lilley, Cllr M Ross and Cllr T Wakeley

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

131/19 APOLOGIES

Apologies were received from Cllr Adrian Axford and Cllr Wayne Whittle.

132/19 DECLARATIONS OF INTEREST

Cllr Chapman declared a non-pecuniary interest in agenda item 12 (minute 141/19) as he was Chair of the Isle of Wight Council's Licencing Committee.

133/19 MINUTES

The minutes to the previous meeting were reviewed.

RESOLVED – THAT the minutes of the Planning Committee held on the 11 June 2019 be approved as a true and accurate record and signed by the Chair.

134/19 PROGRESS ON ACTION TAKEN

- Planning enforcement on Ryde foreshore

The Clerk advised the committee that there had been evidence of some illegal development work being undertaken along the Ryde Foreshore to the East of Ryde Pier. An enforcement report had been submitted to The IW Planning Authority and a resolution would need to be made within 28 days of its submission.

135/19 MEETING WITH PLANNING OFFICERS

The Clerk advised members that he along with the Chair and the Planning Administrator visited the Isle of Wight Councils (IWC) Head of Planning in Newport on 24 June 2019 to discuss various issues that had been raised.

Discussions took place around Ryde Town Councils Position Statement which was well received by the IWC and could be used as a Strategic Planning Document (SPD) as part of the IWC's planning framework.

With regard to the scope of Permitted Development in Conservation Areas and the variety of changes which can be made to property without first obtaining planning permission the Planning Clerk asked if there were any figures for the amount of enforcement requests regarding things such as inappropriate plastic window installations and what amount had a successful outcome. Members were advised that whilst this information was available, it was very labour intensive and not something that the IWC was likely to do as it would require additional resources which were not, at present available. Mr Boulter further stated that IWC Planning Officers were also under pressure to reach housing targets as well as deliver the revised planning strategy.

There was also some discussion around the IWC's new Planning website and it was noted that the new system was proving to be difficult for some to access. The Head of Planning suggested that guidance could be provided to those who were having problems.

On the issue of Isle of Wight Councils Head of Planning meeting with the members of Ryde Town Council's (RTC) planning committee, it was noted that due to pressure on resources, this was unlikely to happen any time in the near future. The chair therefore proposed and it was seconded by the Vice Chair that the IWC's Cabinet Member for Planning and Housing be approached to address RTC's planning committee members concerns and various issues around planning.

Members were however advised that there would be a series of workshops around the Island given by the Isle of Wight Planning officers and Ryde would at some stage be included as a venue.

RESOLVED

THAT the Chair and Vice Chair invite the IWC's Cabinet Member for Planning and Housing to a future meeting of RTC's Planning Committee.

136/19 MEMBERS QUESTIONS.

There were no questions raised by the members present.

137/19 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 14th June 2019

1. Application No: **19/00253/OUT**

Parish(es): Ryde Ward(s): Ryde East

Location: Bartletts Green Farm, Brading Road, Ryde, Isle Of Wight, PO331QQ

Proposal: Demolition of redundant agricultural buildings; Outline for a detached house and garage

<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PRL22IIQG GP00>

The applicant, Mr Kevin White presented members with the plans for the demolition of redundant agricultural buildings , construction of detached house and garage.

Members noted that the site was in a sustainable location within the Ryde Key Regeneration Area (KRA), although it was outside the development envelope. The application was for outline only and that there was a Class Q fallback should it be required.

RESOLVED

THAT Ryde Town Council had no objection to this application.

2. Application No: **19/00272/FUL**

Parish(es): Ryde Ward(s): Ryde East

Location: Tower Barn, Appley Farm, Marlborough Road, Ryde, Isle Of Wight PO33 1AA

Proposal: Siting of a shepherd hut to be used as tourist accommodation; carport

<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PRSGR2IQ GHW00>

RESOLVED

THAT Ryde Town Council had no objection to this application.

3. Application No: **19/00273/LBC**

Parish(es): Ryde Ward(s): Ryde East

Location: Tower Barn, Appley Farm, Marlborough Road, Ryde, Isle Of Wight PO33 1AA

Proposal: Listed Building Consent for siting of shepherd hut to be used as tourist accommodation; carport

<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PRSGR3IQ GHX00>

RESOLVED

THAT Ryde Town Council had no objection to this application

4. Application No: **19/00350/FUL**
Parish(es): Ryde Ward(s): Ryde North West
Location: Montana House, 27 - 28 Cross Street, Ryde, Isle Of Wight, PO33 2AA
Proposal: Change of use from Class A1 retail to Class A3 restaurant/cafe
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PSAZJ6IQGNQ00>

RESOLVED

THAT Ryde Town Council had no objection to this application

5. Application No: **19/00351/LBC**
Parish(es): Ryde Ward(s): Ryde North West
Location: Montana House, 27 - 28 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
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PSAZJ9IQGNR00>

RESOLVED

THAT Ryde Town Council had no objection to this application

Week Commencing 21st June 2019

6. Application No: **19/00186/HOU**
Parish(es): Ryde Ward(s): Ryde South
Location: 29 Star Street, Ryde, Isle Of Wight, PO33 2JH
Proposal: Demolition of existing wall; proposed replacement wall
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PQWZE9IQGBZ00>

RESOLVED

THAT Ryde Town Council objected to this application on the grounds that :

- i. Height of the proposed replacement wall (1.80m) will impact on the level of visibility available to motorists when existing Player Street and entering Star Street**
- ii. Viewing to the west entering Star Street and would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy.**

7. Application No: **19/00366/ADV**
Parish(es): Ryde Ward(s): Ryde North West
Location: Subway, 72 Union Street, Ryde, Isle Of Wight, PO33 2LN
Proposal: Advertisement consent for replacement of existing advertisement with 1 externally illuminated fascia sign and 1 externally illuminated projecting sign.
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PSM3F8IQGPJ00>

Week Commencing 28th June 2019

RESOLVED

THAT Ryde Town Council had no objection to this application

8. 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
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PS94PWIQGMN00>

RESOLVED

THAT Ryde Town Council had no objection to this application

9. Application No: **19/00415/HOU**
Parish(es): Ryde Ward(s): Ryde North West
Location: 16 Newport Street, Ryde, Isle Of Wight, PO33 2QB
Proposal: Proposed single story extension and roof terrace
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PT152KIQGTE00>

Members raised concerns about this application as the roof terrace would pose a considerable risk of invading the privacy of the neighbouring property.

RESOLVED

THAT Ryde Town Council objected to this application on the grounds of

- i. The proposal deprives the neighbouring property of their right to light.**
- ii. The Proposal overlooks the neighbouring and opposite properties, causing a loss of privacy.**
- iii. The proposal is adjacent to the conservation area and the proposed balcony is out of character with the surrounding properties contrary to policy DM1**

138/19 PLANNING APPEAL DECISION

Appeal Ref: APP/P2114/W/18/3216140

Land adjacent 43 Salters Road, Ryde, Isle of Wight PO33 3HU

139/19 PLANNING DECISIONS

Week ending 7th June 2019

Application No: P/00291/19

Parish: Ryde Ward: Havenstreet, Ashey & 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.

Decision: Granted Plan Permission (or issue Cert)

RESOLVED

Ryde Town Council did not object to this proposal

Application No: P/00347/19

Parish: Ryde Ward: Havenstreet, Ashey & Haylands

Location: Aldermoor Farm, Upton Road, Ryde, Isle Of Wight, PO333LA

Proposal: Conversion of barns to provide 3 houses; relocated bus stop (revised scheme)

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

- a. The site is located outside of, and not immediately adjacent to, the defined settlement boundary of the Ryde Key Regeneration Area, within a less sustainable and accessible location which is likely to encourage private car use and deter travel by more sustainable modes of transport. Therefore, the proposal is considered to be contrary to the aims of policies SP1 (Spatial Strategy), SP7 (Travel) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.
- b. The application site is located within the Solent Special Protection Area (SPA) buffer zone and the proposal has the potential to result in increased recreational disturbance to the interest features of the Solent SPA alone and in combination with other development projects. To mitigate for these potential impacts to the Solent SPA, the applicant is required to enter into a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure a contribution from the development towards the Solent Recreation Mitigation Strategy. In the absence of such an obligation or any other proposed measures to mitigate for these potential impacts, it is considered that the proposal would be contrary to the aims of policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy and the National Planning Policy Framework.

- c. A contribution towards affordable housing provision is required from this development proposal in accordance with the requirements of policy DM4 (Affordable Housing) of the Island Plan Core Strategy and the Council's adopted Affordable Housing Contributions Supplementary Planning Document. The applicant has not provided confirmation that they are willing to enter into a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the required contribution and in the absence of this, the proposal is considered contrary to the aims of policy DM4 and the Council's SPD.
- d. The application contains insufficient information in relation to protected species to enable the Local Planning Authority to establish the effect of the development on those species . The proposal is therefore contract to policies SP5 (Environment) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as the requirements of the National Planning Policy Framework.

RESOLVED:

Ryde Town Council did 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.

140/19 TRAFFIC ORDERS

Victoria Street, Ryde TRO NO 1 2019. Removal of coach parking bay.

RESOLVED:

THAT Ryde Town Council raised no objection to the Traffic Order

141/19 TREE DECISIONS

Location	Victoria House, 22 Nelson Place, Ryde, Isle of Wight, PO33 2ET
Description	Tree 1 – Yew – Fell

No objection to the following: Tree 1 -Yew – Fell

Reason: Given there is movement seen in the wall and that the tree is the most probable cause and if not exacerbate the problem it is advised the tree is removed. Whilst a reduction can be an option its future management to prevent movement is not assured.

Location 14 Star Street, Ryde, Isle of Wight PO33 2JH
Description Row of self-seeded bay trees and Pittus Porrum and one self-seeded sycamore – reduce height by 30-40%

No objection to the following:
Reduce height by 30-40%.

Informatives:

- If a tree is to be felled please notify the Council at least 7 days prior to the work taking place.
Reason: to enable amendments of Tree Preservation data and in case of calls from members of the public who may witness work taking place.
- Notice should be given when work has commenced in order to assist a review of completed work.
Reason: To ensure that work has been carried out to an acceptable standard and is compliant to the consent given.
- The consented work given in this letter is valid for 1 year from the date of this letter. After the expiry of this time a further application for consent will have to be made.

Reason: Trees are a dynamic organism and their condition can change within one season, as such if work is not carried out within this time re-assessment will be necessary.

142/19 LICENSE APPLICATION

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

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

RESOLVED:

THAT as agreed at the previous meeting on 11 June 2019, Ryde Town Council raised no objection to this licence application and reinforced its wishes that it is subject to access and egress being made available at all times to the users of the Harbour, Skatepark and the Fishing Club.

143/19 SOUTHERN WATER STAKEHOLDER WORKSHOP

The Clerk advised members that he and the Planning Administrator had attended the latest Southern Water Stakeholder Workshop on 17 June 2019 at The Lakeside in Wootton where a presentation on how achieving a robust approach to a future reduction in water consumption through behaviour change was given. Issues covered included collaboration which would benefit all consumers as well as supporting those users experiencing difficulties.

It was suggested that the presentation provided by Southern Water could be sent to all members of Ryde Town Council for their information.

RESOLVED:

THAT the PowerPoint presentation from Southern Water would be sent to all members of Ryde Town Council.

144/19 REVIEW OF PUBLIC REALM STRATEGY

Members discussed the list of possible Town improvement projects that had been identified previously by the Planning Committee. These included projects led by RTC, IWC Statutory body Improvements Projects, any possible "Not for Profit" Improvement projects, possible Ryde Regeneration Projects and those projects that had been either funded or completed.

The committee agreed that the Public Realm Budget needed to be reviewed at an informal meeting where the list could be discussed in more detail, with any recommendations taken back to a future planning committee meeting.

The Clerk agreed to look at some possible dates for the informal meeting and would send out invites as soon as possible.

RESOLVED:

THAT an informal meeting of the Planning Committee would be convened at a date to be confirmed to review the Public Realm list.

145/19 RYDE ESPLANADE REGENERATION.

Members discussed the creation of a Place Plan for Ryde and it was noted that any plan would need to be in line with the Position Statement and be subject to a wider discussion and decision at a future meeting of Full Council.

Following a visit from Historic England, members were advised that a walk with them highlighted various areas along the Esplanade that needed regeneration.

The role of the Isle of Wight Council in developing a Ryde Place Plan and it was anticipated that Ryde Town Council could utilise Isle of Wight Council officer resources in much the same way as Newport and Carisbrooke Parish Council were assisted in their plan.

It was proposed and seconded that a meeting involving members of the Planning Committee and the Isle of Wight Council's Director of Regeneration would be held to discuss the proposals included in Appendix 1 of the Regeneration Strategy for Ryde. In addition, this meeting would also discuss the costs involved in producing the plan, where the funding was coming from, the scope of the Ryde Place Plan and where it would sit amongst the planning documents that were already in existence.

RESOLVED:

- i. **THAT an agreement to produce a Place Plan for Ryde would need approval by all members of Full Council.**
- ii. **THAT a special meeting with members of the Planning Committee and the IWC's Director of Regeneration would be held at a date to be confirmed with the purpose of discussing the proposal included in Appendix 1 of the Regeneration Strategy. This meeting would also discuss the costs involved in producing the plan, where the funding was coming from, the scope of the Ryde Place Plan and where it would sit amongst the planning documents that were already in existence.**

146/19 HERITAGE ACTION ZONE FUNDING

It was agreed that the Expression of Interest (EOI) would need to be drafted as soon as possible and all members of RTC would be sent a copy and invited to comment before submission on 12 July 2019. The final draft would then be sent to the Planning Chair and Vice Chair for their approval through delegated powers prior to submission. It was further proposed that Ryde Town Council should be the lead organisation should the Expression of interest be successful.

Cllr Wakeley proposed that should the EOI progress to Stage 2, a dedicated Project Steering Group should be set up. This should be led by RTC, supported by local organisation including the Ryde Society and the Ryde Business Association under the guidance of the Project Manager. Prior to commencement of Stage 2, full consultation with the residents of Ryde should be carried out. Public interest must be protected at all times.

RESOLVED:

- I. **THAT all members of RTC would assess and comment on the bids EOI proposal.**
- II. **THAT RTC would grant delegated powers to the Chair and Vice Chair to formally agree the contents of the bid prior to submission.**

147/19 NICHOLSON ROAD – INTERNAL AUDIT REPORT

Members noted a report from the Isle of Wight Councils Chief Internal Auditor on the income generation around Nicholson Road Business Park. The report had been circulated to just the members of the Planning Committee and it was agreed that all members of RTC should also see light of it.

The report had also been considered at the Isle of Wight Councils Audit Committee and the Vice Chair of RTC Planning Committee had raised concerns at that meeting as a member of the IWC representing Ryde East.

RESOLVED:

THAT a copy of the report be circulated to all members of RTC.

148/19 DATE OF NEXT MEETING

RESOLVED – It was resolved that the next meeting of the Planning Committee will be held on Tuesday 23 July 2019 at 19.00.