



**MINUTES OF THE PLANNING COMMITTEE HELD ON
TUESDAY 23 JULY 2019 AT THE TOWN COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT, PO33 2NQ**

Present: Cllr D Conyers (Chair), Cllr N Farrell, Cllr M Lilley, Cllr M Ross
and Cllr T Wakeley

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

149/19 PUBLIC QUESTION TIME

Ms Zoe Thompson asked when the Traffic Order for the pedestrianisation of the High Street would be completed as there continued to be an increase in the volume of traffic. Members requested that Island Roads are contacted in order to expedite the matter as quickly as possible.

Mrs Jenny Wade asked if the disparity between the statement in the RTC Position Statement regarding the use of Ryde Esplanade and the use as outlined in the Isle of Wight Councils (IWC) Regeneration Strategy (Appendix 1) could be addressed with the councils Director of Regeneration. The Planning Clerk agreed to contact the Director to seek a response.

150/19 APOLOGIES

Apologies were received from Cllr Adrian Axford, Cllr Charles Chapman and Cllr Phil Jordan.

151/19 DECLARATIONS OF INTEREST

Cllr Conyers declared a personal interest in agenda item 6, minute 154/19 as she knew the applicant personally.

152/19 MINUTES

RESOLVED :

THAT the minutes of the Planning Committee held on the 2 July 2019 be approved as a true and accurate record and signed by the Chair.

153/19 PROGRESS ON ACTION TAKEN

- Meeting with the IWC Cabinet Member for Planning and Housing and IWC Director of Regeneration

The Chair advised that there had been no response from the IWC's Cabinet Member for Planning and Housing with regard to attending a future RTC Planning Committee meeting to address various concerns of the Town Council. The Vice Chair apologised for not chasing up the Cabinet Member at County Hall previously and advised that he would do so when visiting the next day for an IWC meeting of Full Council.

There had also been no response from the IWC's Director of Regeneration with regard to discussing the Place Plan, where it would fit in with various planning documents, the cost involved and the scope of the plan.

Cllr Wakeley suggested that the RTC Planning Committee should write formally to IW Council to resolve the differences between the statement in the RTC Position Statement regarding the use of Ryde Esplanade and the use as outlined in the Isle of Wight Councils (IWC) Regeneration Strategy (Appendix 1).

The Planning Clerk would contact the Director again in order to expedite a meeting between him, the Planning Committee Chair and the Planning Administrator.

- Wight Fibre Boxes

The Planning Clerk advised that there still needed to be some clarification as to whether the boxes were able to display advertisements in Conservation Areas. This would be reported back at the next meeting.

- Royal York Hotel / Vectis Hall / Marlborough Road and Westridge Cross Roads

The committee noted that the owners of the Royal York Hotel had contracted some internal electrical work to be carried out which was deemed sufficient to satisfy the Planning Authority and avert the need for enforcement.

Vectis Hall had been advertised for sale and as such a Compulsory Purchase Order could not be served whilst the property was on the market.

With regard to the two derelict houses on the corner of Marlborough Road and Bullen Road at Westridge Cross, the owners had since taken some action to clear the gardens, making the traffic junction safer for road users and pedestrians, although the building itself was still an eyesore with boarded up windows being clearly visible, creating a poor image to those entering the town.

It was noted that The Planning Clerk had asked the IWC Head of Planning if the £10,000 which RTC had set aside and offered the IWC for planning enforcement would be used for pursuing such matters. Initially, there had been some resistance, however there may be a possibility that the funds could be used in attempting to address properties that had fallen into severe dilapidation. The Committee therefore asked that a formal letter be drafted to the IWC Head of Planning, requesting a formal response to this matter.

- Binstead Hill / Binstead Lodge Road

It was noted that there had been an overgrowth of brambles near the bench on Binstead Hill which was proving to be a problem for pedestrians. More robust action was required to find a permanent solution. The Planning Clerk would contact Island Roads in order to solve the matter.

With regard to benches along Binstead Lodge Road, this was being pursued and a solution was anticipated soon.

RESOLVED:

- i. THAT a formal letter be sent by the Planning Clerk to the IWC Head of Planning requesting a formal response around the use of the £10,000 that RTC had set aside for enforcement matters.
- ii. THAT the Planning Clerk contact Island Roads in order to address the issue of the overgrown brambles on Binstead Hill.

154/19 MEMBERS QUESTIONS

A request was made to attend to the “Welcome to Ryde” sign that had shown signs of becoming rotten. Island Roads would need to be contacted in order to have the sign reinstalled.

Members noted that there would be a workshop held at the Riverside in Newport to discuss and learn about managing natural verges. The Chair enquired that as she was unable to attend, whether another councillor or a member of staff could attend in her absence.

155/19 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 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>

RESOLVED

THAT Ryde Town Council raised no objection to this application

2. Application No: **19/00310/FUL**

Parish(es): Ryde/ Havenstreet and Ashley Ward(s): Havenstreet, Ashley And Haylands

Location: Smallbrook Stadium, Ashley 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>

Prior to the debate, The Chair of the Ryde Society and the Chair of the Ryde Business Association, expressed their strong objections to the application in its present form.

Whilst members were pleased to see such a progressive proposal for a facility that would provide much needed amenities for the residents of Ryde as well as visitors to the town, there was some apprehension expressed as to the representations received from other consultees such as Island Roads with regard to road safety issues and the Isle of Wight Councils Tree Officer with regard to there being no arboricultural information submitted with the application. In addition, it was felt that there was a general lack of detail contained in the proposal and this was hampering the committee in making an informed decision.

Following debate, it was:

RESOLVED:

THAT Ryde Town Council expressed complete support for the proposal and welcomed the plans to provide high class sports facilities in Ryde however the committee felt that they would have to reluctantly object to the application until the following concerns were addressed by the applicant.

- i. The committee expressed concerns over the location of the proposal, in particular with regards to the lack of public transport to the site and the lack of safe pedestrian and cycle access.
- ii. The committee noted and agreed with the recommendation for refusal made by Island Roads on the grounds of road safety.

- iii. The committee agreed that no tree survey was included in the application as highlighted by the tree officer although there are significant trees which may be affected by the proposal.
 - iv. The committee were concerned that there was not enough detail contained within the proposal to make an informed decision.
 - v. The committee agreed that they would have preferred to have seen more consultation with stake holders and statutory consultees prior to the submission of the application.
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>

RESOLVED

THAT Ryde Town Council raised no objection to this application

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>

RESOLVED

THAT Ryde Town Council raised no objection to this application

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>

There were concerns raised from the Chair of the Ryde Society about the application and its suitability in this area.

RESOLVED

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

- I. The application falls outside the Town Centre Boundary and as such there should, as a minimum, be at least an additional 6 parking spaces for the proposed new flats. (outlined in the guidelines for parking provision as part of the new developments SPD)
- II. No details for the provision of resident waste storage
- III. The application references the Ryde Area Action Plan, although this was never adopted as a planning document.

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>

RESOLVED

THAT Ryde Town Council raised no objection to this application

7. Application No: **19/00524/RVC**
Parish(es): Ryde Ward(s): Havenstreet, Ashley and Haylands
Location: Rosemary Vineyard, Smallbrook 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>

RESOLVED

THAT Ryde Town Council raised no objection to this application

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>

RESOLVED

THAT Ryde Town Council raised no objection to this application

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>

RESOLVED

THAT Ryde Town Council raised no objection to this application

156/19 PLANNING APPEAL DECISION

Members noted the following appeal decisions.

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.

157/19 PLANNING DECISIONS

Members noted the following 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.'

158/19 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.

159/19 LICENSE APPLICATIONS

Members considered the following application:

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=PSDHS81Q04000>

RESOLVED:

THAT Ryde Town Council raised no objections to the application.

160/19 VARIOUS ENFORCEMENT REQUESTS

Members were advised that the enforcement notice served on the developer with regard to the access to 24b Bellevue Road had specified that the reinstatement of parking and access to it be carried out as quickly as possible.

161/19 REVIEW OF PUBLIC REALM STRATEGY

An internal meeting of the Planning Public Realm Working Group took place on 17 July 2019 where the Public Realm Strategy was reviewed. The committee was presented with a draft Public Realm document (v1.1) containing changes as discussed at the working group meeting. The draft document was approved subject to some small amendments to Appendix 2.

RESOLVED

THAT the Draft Public Realm Strategy (V1.1) be recommended to Full Council for approval.

162/19 HERITAGE ACTION ZONE FUNDING

Members were advised that the Expression of Interest (EOI) for the High Streets Heritage Action Zones funding had been submitted prior to the midday deadline on 12 July 2019.

Historic England had since confirmed receipt of the EOI and RTC would find out in the Autumn if they had been successful in moving to stage 2.

Members were disappointed to learn that a recent Historic England Report had been seen by members of the Ryde Society and RBA. The Chairs of both these organisations publicly discussed the contents of the report during the planning meeting which was held in public. This was a cause of surprise and also concern for the committee that the report had been released to the general public but not sent to RTC.

The Committee therefore wished to place on record that they were disappointed that the report was not sent to RTC and that any future reports around the town's regeneration should be sent automatically by the IWC to RTC.

RESOLVED:

- i. THAT the submission of the EOI for the High Streets Heritage Action Zones funding be noted.
- ii. THAT the IWC Director of Regeneration be requested to send any future reports and papers on the regeneration of the town directly to RTC.

163/19 DATE OF NEXT MEETING

RESOLVED:

THAT the next meeting of the Planning Committee will be held on **Tuesday 13 August 2019 at 19.00.**