



RYDE TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 11th SEPTEMBER 2018 AT THE COUNCIL CHAMBERS, 10 LIND STREET, RYDE, ISLE OF WIGHT PO33 2NQ

Present: Cllr J Moody (Chair), Cllr D Conyers (Deputy Chair),
Cllr M Ross (Mayor), and Cllr N Farrell.

In attendance: Chris Turvey (Planning Clerk),
Grace Morris (Minutes)

PUBLIC QUESTION TIME

There were no public questions.

445/18 APOLOGIES

Cllr Hall and Cllr Jordan gave their apologies.

446/18 DECLARATIONS OF INTEREST

None.

447/18 MINUTES

RESOLVED – That the minutes of the planning committee held on the 20th August 2018 be approved as a true and accurate record and signed by the Chairman.

448/18 PROGRESS ON ACTION TAKEN

Pedestrianisation Meeting

The Clerk reported to the committee that some Members had a meeting with Ryde Business Association to discuss pedestrianisation and any potential alternatives. The Clerk is writing a response to an email with regards to this and the Chairman clarified that pedestrianisation will be input into the Position Statement.

Cllr. Farrell enters.

449/18 COMMITTEE MEMBERS QUESTIONS

None.

450/18 PLANNING APPLICATIONS

Week Commencing 24th August 2018

1. Application No: P/00925/18 Alt Ref: TCP/16880/B
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands
Location: 1 Albert Cottages, Rosemary Lane, Ryde, Isle Of Wight, PO332UX
Proposal: Demolition of conservatory and garage; proposed chalet bungalow; provision of 1 parking space each for new and existing dwelling (revised scheme)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00925/18>

RESOLVED – Ryde Town Council does not object to the proposal.

2. Application No: P/00923/18 Alt Ref: TCP/33561
Parish(es): Ryde Ward(s): Ryde East
Location: 3, Gassiot Place, Ryde, Isle of Wight, PO33 1DN
Proposal: Proposed carport, summer house and garden shed

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00923/18>

RESOLVED – Ryde Town Council does not object to the proposal.

3. Application No: P/00935/18 Alt Ref: PP-07194486
Parish(es): Ryde Ward(s): Ryde North West
Location: 176, High Street, Ryde, Isle Of Wight, PO332HW
Proposal: 1x internally illuminated fascia sign, 2x internally illuminated window menus; 2x non-illuminated hanging signs

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00935/18>

RESOLVED – Ryde Town Council does not object to the proposal.

4. Application No: P/00940/18 Alt Ref: TCP/16593/D
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 68 Arnold Road, Ryde, Isle Of Wight, PO333RG
Proposal: Demolition of conservatory; proposed single storey side/rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00940/18>

RESOLVED – Ryde Town Council does not object to the proposal.

Week Commencing 31st August 2018

5. Application No: P/00916/18 Alt Ref: TCP/01031/K
Parish(es): Ryde Ward(s): Ryde East
Location: land adjacent 22 and, rear of 12, 14 and 16, Marlborough Road, Ryde, Isle Of Wight, PO33
Proposal: Outline for 5 dwellings with garages; detached garage; access road (revised plan) (revised description) (readvertised application)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00916/18>

RESOLVED – Ryde Town Council objects to the proposal 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 was no Island Roads recommendation regarding the vehicular access to the site contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.**

Week Commencing 7th September 2018

6. Application No: P/00972/18 Alt Ref: TCP/19876/P
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands
Location: Ashey Vineyard, Ashey Road, Ryde, Isle Of Wight, PO334BB
Proposal: Proposed extension of existing store/office building
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00972/18>

RESOLVED – Ryde Town Council does not object to the proposal.

7. Application No: P/00950/18 Alt Ref: TCP/33575
Parish(es): Ryde Ward(s): Ryde East
Location: 14 Hope Road, Ryde, Isle Of Wight, PO331AG
Proposal: Demolition of ground floor extension and 3rd bedroom at 1st floor level; proposed two storey side and rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00950/18>

RESOLVED – Ryde Town Council does not object to the proposal.

451/18 PLANNING APPEALS

None.

452/18 PLANNING DECISIONS

Week ending 17th August 2018

None

Week ending 24th August 2018

Application No: P/00287/18

Location: land at Palmer House and Nelson Mansions, off, Castle Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Demolition of semi-derelict garages and store buildings; proposed detached dwelling.

Decision: Granted Plan Permission (or issue Cert)

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

Week ending 31st August 2018

Application No: P/00773/18

Location: Garden Flat, 47 Monkton Street, Ryde, Isle Of Wight, PO332BB

Parish: Ryde Ward: Ryde North East

Proposal: Lawful Development Certificate for existing use as a residential flat

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/00723/18

Location: land adjacent 91 and rear of, 89 and 91, Marlborough Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde East

Proposal: Proposed detached dwelling; 1 pair of semi detached dwellings; associated parking and access.

Decision: Refuse Plan Perm (or not issue Cert)

Reasons: 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 interesting 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, Seascapes, Biodiversity and Geodiversity) of the Island Plan Core Strategy and the National Planning Policy Framework.

RESOLVED – Ryde Town Council objected to the proposal on the following grounds:

- I. There is no provision shown for waste bin storage at any of the properties as required under the Recycling and Refuse Storage SPD.**
- II. There is no provision for cycle racks at any of the properties as required under the Parking Provision SPD.**
- III. There is a lack of amenity space in Plot 2 which will be exacerbated when the provision for waste storage and cycle rack provision is in place.**

If this application is approved there should be no increase in surface water run-off and contributions should be made under the Solent Special Protection Area SPD.

Application No: P/00788/18

Location: Cawsand, 127 West Hill Road, Ryde, Isle Of Wight, PO331LW

Parish: Ryde Ward: Ryde East

Proposal: Retention of raised patio terrace and landscaping to rear garden

Decision: Granted Plan Permission (or issue Cert)

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

453/18 PLANNING APPEAL DECISIONS

None.

454/18 TREE DECISIONS

Protection:

Trees in Tree Preservation Order 1988/3

Location:

**Cats Protection, 122 Marlborough Road,
Ryde, Isle of Wight, PO33 1AW**

Consent for the following:

To pollard the lime trees detailed in the application to previous pollard points.

Reason: The work will help to manage the trees size and continue past management.

Protection: Trees in Ryde Conservation Area
Location: Victoria House, 22 Nelsons Place, Ryde,
Isle of Wight, PO33 2ET

No objection to the following:

To reduce the crown of the yew tree detailed in the application by 1 metre from the tips and raise the crown to the height of the stone wall to the west of the tree. The crown will also be reduced back where it over hangs the access path to the property by 50 cm way from the path edge.

Reason: The tree is causing a nuisance to the property and neighbouring property and the work will help to abate this issue.

Protection: Trees in Tree Preservation Order 1988/3
Location: Cats Protection, 122 Marlborough Road
Ryde, Isle of Wight, PO33 1AW

Consent for the following:

To pollard the lime trees detailed in the application to previous pollard points.

Reason: The work will help to manage the trees size and continue past management.

455/18 LICENSE APPLICATIONS

None.

456/18 LICENSE DECISIONS

None.

457/18 POSITION STATEMENT WORKING PARTY

The Clerk reported that the IPS Working Party had completed the Outline Position Statement and were presenting it to the RTC planning committee for recommendation. Cllr Moody stated that he had no concerns with the content of the document, and the document was very clear and to the point. The Clerk explained that this document is now a live document and will be subject to addition from further planned consultation. The Chairman added that this document is very much a working document and will be subject to changes.

The Chairman asked the committee to vote on recommending the Outline Position Statement to Full Council. This was agreed unanimously. The clerk stated that he would upload the Outline Position Statement to the RTC website for public scrutiny and comment.

It was agreed that when the Outline Position Statement is recommended at Full Council, Ward Councillors should be encouraging to speak to their residents.

RESOLVED - to recommend to Full Council that:

- (i) The Planning Committee have considered and agree the contents of the Outline Position Statement developed by the Working Party.**

- (ii) **The Planning Committee note that the Outline Position Statement is a working document and as such will be subject to regular review and amendment.**
- (iii) **The Planning Committee agree that the agreed Outline Position Statement be published immediately on the Town Council's website for public comment.**
- (iv) **The Outline Position Statement be formally submitted to the Isle of Wight Council following adoption by the Full Council in order to both influence the consultation draft Island Planning Strategy prior to its publication and to meet the deadline of the formal consultation period for the recently published Draft Regeneration Strategy.**

458/18 TREE AT WESTERN GARDENS.

The Clerk reported that the IW Tree Officer had confirmed a decision to remove a tree on Western Gardens to facilitate the usage and operation of a CCTV camera in that vicinity. Cllrs. Moody and Farrell expressed their opposition to the decision and asked the Clerk if he could find out whether it was possible to move the CCTV camera instead.

RESOLVED – Ryde Town Council agreed to formally object to the removal of the tree. Furthermore the committee felt that the Clerk should make enquiries with Island Roads regarding re-locating the CCTV camera.

459/18 PUBLIC REALM BUDGET APPLICATIONS

None.

Cllr. Ross asked for clarification on how to make a public realm application. The clerk informed him that the information and application were on the RTC Website.

460/18 DATE OF NEXT MEETING

RESOLVED - The next Planning Committee meeting will be held on Tuesday 2nd October 2018 at 7.00pm.