



## **RYDE TOWN COUNCIL**

### **MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 2<sup>nd</sup> OCTOBER 2018 AT THE COUNCIL CHAMBERS, 10 LIND STREET, RYDE, ISLE OF WIGHT PO33 2NQ**

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

In attendance: Chris Turvey (Planning Clerk),  
Lisa Dyer (Minutes)

#### **PUBLIC QUESTION TIME**

A member of the public stated that they had been following the regeneration plans for the Isle of Wight and had possible funding streams available for projects in the Ryde area. Cllr Wakeley informed him that Ryde Town Council had just produced a Position Statement and this had been informed, in part, by various vision documents for Ryde. The Clerk said that he would forward these documents on for information.

#### **461/18 APOLOGIES**

**Apologies were received from Cllr Moody and Cllr Hall**

#### **462/18 DECLARATIONS OF INTEREST**

**None**

#### **463/18 MINUTES**

**RESOLVED – That the minutes of the planning committee held on the 11<sup>th</sup> September 2018 be approved as a true and accurate record and signed by the Chairman.**

#### **464/18 PROGRESS ON ACTION TAKEN**

To update the Committee on actions taken.

##### **Trees at Western gardens**

The clerk reported to the committee that he had been in contact with Island Roads and identified the tree in question. He then presented to the committee a

picture showing the position of the tree and the CCTV camera. The committee decided that their previous comment to the IW Council were still relevant and should not be withdrawn.

**465/18 COMMITTEE MEMBERS QUESTIONS**

**None.**

**466/18 PLANNING APPLICATIONS**

**Week Commencing 14<sup>th</sup> September 2018**

**None**

**Week Commencing 21<sup>st</sup> September 2018**

1. Application No: P/01018/18 Alt Ref: TCP/22131/F  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 3 John Street, Ryde, Isle Of Wight, PO332PZ  
Proposal: Lawful development certificate for continued use of C3 dwelling house.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01018/18>

**RESOLVED – Ryde Town Council has no objection to the proposal.**

2. Application No: P/01028/18 Alt Ref: TCP/18326/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 48 Queens Road, Ryde, Isle Of Wight, PO333BQ  
Proposal: Demolition of conservatory; Proposed two story rear extension; raised decking.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01028/18>

**RESOLVED – Ryde Town Council has no objection to the proposal.**

**Week Commencing 28<sup>th</sup> September 2018**

1. Application No: P/01054/18 Alt Ref: TCP/04120/B  
Parish(es): Ryde Ward(s): Ryde South  
Location: Ryde Youth Centre, 97 High Street, Ryde, Isle Of Wight, PO332SZ  
Proposal: Alterations and change of use from youth centre (sui generis) to nursery/day care (D1).

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01054/18>

**RESOLVED – Ryde Town Council has no objection to the proposal.**

## 467/18 PLANNING APPEALS

### **Application No: P/00529/18**

Planning Inspectorate Ref: APP/P2114/W/18/3207034

Parish(es): Ryde Ward: Ryde East

Location: 123 Marlborough Road, Ryde, PO33 1AW

Proposal: Demolition of garage and shed; detached chalet bungalow with garage and turning area; new parking area and turning area for existing dwelling (revised scheme) (revised plan)

<https://www.iow.gov.uk/planning/AppDetails3.aspx?frmId=30622>

**Ryde Town Council objected to this application on the grounds that, in agreement with Island Roads, the access to and from the site is unsafe and does not meet minimum requirements with regard site lines.**

(This objection was given prior to Island Roads changing their recommendation to approval after the number of properties in the scheme had been reduced)

## 468/18 PLANNING DECISIONS

### **Week ending 7<sup>th</sup> September 2018**

#### **Application No: P/00789/18**

Location: 44 Spencer Road, Ryde, Isle Of Wight, PO333AD

Parish: Ryde Ward: Ryde North West

Proposal: LBC for reconstruction of four chimney stacks

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council did not object to the proposal.**

### **Week ending 14<sup>th</sup> September 2018**

#### **Application No: P/00759/18**

Location: Former Oakfield C of E Primary School, Great Preston Road, Ryde, Isle Of Wight, PO331DR

Parish: Ryde Ward: Ryde East

Proposal: Construction of two pairs of semi-detached houses (revised plans)

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council did not object to the proposal.**

#### **Application No: P/00880/18**

Location: land at, Marymead Close, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Proposed flood defence wall

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council did not object to the proposal.**

**Application No: P/00845/18**

Location: Berwick Lodge, Augusta Road, Ryde, Isle Of Wight, PO33  
Parish: Ryde Ward: Ryde North West  
Proposal: Proposed new porch  
Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council did not object to the proposal.**

**Application No: P/00846/18**

Location: Berwick Lodge, Augusta Road, Ryde, Isle Of Wight, PO33  
Parish: Ryde Ward: Ryde North West  
Proposal: LBC for proposed new porch  
Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council did not object to the proposal.**

**Application No: P/00808/18**

Location: 53 Harding Road, Ryde, Isle Of Wight, PO331EQ  
Parish: Ryde Ward: Ryde South  
Proposal: New front boundary fence 1.8m in height (Revised Plan)  
Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council did not object to the proposal.**

**Application No: P/00848/18**

Location: Danehurst Cottage, Pitts Lane, Ryde, Isle Of Wight, PO333SX  
Parish: Ryde Ward: Binstead & Fishbourne  
Proposal: Demolition of extension: proposed two storey rear extension  
Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council did not object to the proposal.**

**Application No: P/00691/18**

Location: Land adjacent to, 256 Upton Road, Ryde, Isle Of Wight, PO33  
Parish: Ryde Ward: Havenstreet, Ashe & Haylands  
Proposal: Proposed dwelling (revised plan)  
Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council did not object to the proposal.**

**Application No: P/00164/17**

Location: land at Ryde House, off, Binstead Road, Ryde, Isle Of Wight, PO33  
Parish: Ryde Ward: Ryde North West  
Proposal: Outline development for 30 homes (20 open market houses, 10 affordable houses) (revised scheme) (re-advertised application)  
Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council objected to this proposal on the following grounds:**

*The affordable housing element has been identified within the scheme however the application only allows for 33% of the houses as affordable which is contrary to the Affordable Housing SPD and Policy DM4 which requires a minimum of 35% affordable housing.*

*There is still insufficient detail with regards to the contributions required for off-site CIL payments towards identified junction improvements necessary within the local area.*

*RTC objects to the design of the road junction which it believes does not sufficiently address the issues raised by Island Roads as part of its pre-application advice.*

*RTC is concerned about the increased use by the development's residents and their pets of the woodland area which is a SINC and an ancient woodland and the possible harm that the increase in street lighting may cause to the wild life.*

*The revised plans show that some trees are to be removed which were to remain in the previous application. Some of the trees which are proposed to be removed form part of a squirrel run and the tree survey and ecology report has not been updated to reflect the changes proposed in this scheme.*

**Week ending 21<sup>st</sup> September 2018**

**Application No: P/00857/18**

Location: The Bungalow, Quarr Hill, Ryde, Isle Of Wight, PO334EH

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Demolition of dwelling and outbuildings; proposed dwelling with parking and associated landscaping

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council did not object to the proposal.**

**Application No: P/00921/18**

Location: 44 Mitchells Road, Ryde, Isle Of Wight, PO333JA

Parish: Ryde Ward: Havenstreet, Ashy & Haylands

Proposal: Demolition of outbuilding; proposed single storey side extension; timber fence

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council did not object to the proposal.**

**Application No: P/00865/18**

Location: 30 Marina Avenue, Ryde, Isle Of Wight, PO331NJ

Parish: Ryde Ward: Ryde East

Proposal: Single storey side extension and cladding to elevations

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council did not object to the proposal.**

**Application No: P/00889/18**

Location: 31 John Street, Ryde, Isle Of Wight, PO332PZ

Parish: Ryde Ward: Ryde North West

Proposal: Continued use of property as one flat and a HMO (House of Multiple Occupancy)

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED - Ryde Town Council did not object to the proposal.**

**469/18 PLANNING APPEAL DECISIONS**

None.

**470/18 TREE DECISIONS**

**Protection Trees in Seaview Conservation Area**

**Location Middle Lodge, Appley Lane, Ryde, Isle of Wight, PO33 1NQ**

No objection to the following:

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

Reason : The tree has an extensive decay in the base and has now become unsafe.

**471/18 LICENSE APPLICATIONS**

None.

**472/18 LICENSE DECISIONS**

None.

**473/18 POSITION STATEMENT WORKING PARTY**

The Clerk reported that Ryde Town Council's Outline Position Statement had been approved at Full Council. He further stated that the document had been favourably received by RTC Councillors and members of the public.

Cllr Conyers expressed her thanks to the Clerks for producing the Position Statement and this was endorsed by the rest of the committee. Cllr Conyers further stated that there was to be a consultation on the Position Statement in the Binstead Ward and encouraged other councillors to consult in their wards as well. The Clerk asked the committee to decide when they would like to carry out the consultation on the Position Statement so that he could reserve the facilities and prepare any consultation materials.

Cllr Wakeley ask the Clerk if a record could be kept of any changes or edits of the position statement could be kept in a register. The Clerk agreed that he would keep an up to date list of amendments and inform the committee of the latest edition.

**RESOLVED – The Clerk will book the Position Statement consultation events for mid-November.**

**474/18 PROPOSAL ON PEDESRIANISATION BY RYDE BUSINESS ASSOCIATION**

The Clerk reported that he had received an email from the Ryde Business Association asking for a chance to consult on the proposed pedestrianisation scheme. The Clerk informed the committee that extensive consultation had already taken place and Island Roads were now about to consult on the scheme as part of their process. Cllr Wakeley reminded the committee that the pedestrianisation scheme had been identified as essential works by Island Roads on the grounds of safety and were now taking the lead. Any works planned by RTC would be to enhance Island Roads scheme and we would have to wait and see what the final scheme was so that we could offer any agreed enhancements from the public realm budget.

**475/18 RYDE HARBOUR**

The Clerk reported that he had made various attempts to get further information on Ryde Harbour from the IW Council but had not yet received anything new. The Clerk further stated that the report on Ryde and Ventnor Harbour was still scheduled for the end of October and we would be notified as soon as it was available.

**476/18 PUBLIC REALM BUDGET APPLICATIONS**

**None**

**477/18 DATE OF NEXT MEETING**

**RESOLVED - The next Planning Committee meeting will be held on Tuesday 23<sup>rd</sup> October 2018 at 7.00pm.**