



**RYDE
TOWN COUNCIL**

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

Email: rtcplanning@btconnect.com

26th January 2016

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

Dear Councillor,

You are hereby requested to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **TUESDAY 2nd February 2016** at the TOWN COUNCIL OFFICE, 10, LIND STREET, RYDE commencing at **7pm**. for the purpose of transacting the business set out in the agenda below.

Yours sincerely,

Peter Griffiths
Planning Clerk

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 15th December 2015.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Enforcement response on empty and dilapidated buildings

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

Press list 8 January 2016

1. Application No: P/01480/15 Alt Ref: TCP/08157/B
Parish(es): Ryde Ward(s): Ryde North East
Location: 10 Vernon Square, Ryde, Isle of Wight, PO332JG
Proposal: Replacement bay windows on front elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01480/15>

2. Application No: P/01474/15 Alt Ref: TCP/17681/B
Parish(es): Ryde Ward(s): Ryde West
Location: 120 High Street, Ryde, Isle of Wight, PO332SU
Proposal: Alterations and conversion of rear stores to form residential unit to include extension at 1st floor level and terrace
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01474/15>

Press list 15 January 2016

3. Application No: P/00001/16 Alt Ref: TCP/11397/Y
Parish(es): Ryde Ward(s): Ryde North West
Location: 4 Brookfield Gardens, Binstead, Ryde, Isle of Wight, PO33 3NP
Proposal: First Floor extension to provide additional bedroom, alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00001/16>

Press list 22 January 2016

4. Application No: P/00036/16 Alt Ref: TCP/08511/F
Parish(es): Ryde Ward(s): Ryde East
Location: Westridge House, Bullen Road, Ryde, Isle of Wight, PO331AU
Proposal: Demolition of conservatory, proposed conservatory on front elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00036/16>

Press list 29 January 2016

5. Application No: P/01547/15 Alt Ref: TCP/20365/C
Parish(es): Ryde Ward(s): Ryde North West
Location: 6 West Street, Ryde, Isle of Wight, PO332NW
Proposal: Removal of chimneystack
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01547/15>

6. Application No: P/00045/16 Alt Ref: LBC/31495/B
Parish(es): Ryde Ward(s): Ryde North West
Location: 10 Lind Street, Ryde, Isle of Wight, PO332NQ
Proposal: LBC for alterations and conversion of first floor from offices to 2 residential units
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00045/16>

7. Application No: P/00044/16 Alt Ref: TCP/16532/X
Parish(es): Ryde Ward(s): Ryde West
Location: Clark Masts Teksam Ltd, 18 Ringwood Road, Ryde, Isle of Wight, PO333PA
Proposal: Demolition of part of factory; construction of 8 dwellings with associated parking and landscaping.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00044/16>

7. PLANNING REVISIONS

None received.

8. PLANNING APPEALS

None received.

9. PLANNING DECISIONS

Decisions week commencing 8th January 2016

Application No: P/01397/15

Location: 11 Ashley Road, Ryde, Isle of Wight, PO332UN

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Retention of raised decking area and privacy screen (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00815/15

Location: 91-93B High Street, Ryde, Isle of Wight, PO33

Parish: Ryde Ward: Ryde South

Demolition of building; outline for 3 storey building to form 16 flats with accommodation provided within roof space (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council has considered this application and does not object to the application but requests that a condition be attached in respect of construction traffic.

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- **the parking of vehicles of site operatives and visitors**
- **the timing of loading and unloading of plant and materials**
- **storage of plant and materials used in constructing the development**
- **wheel washing facilities**
- **measures to control the emission of dust and dirt during construction**
- **details of any road closures proposed and mitigation/diversion proposed**
- **a scheme for recycling/disposing of waste resulting from demolition and construction works**

The application is not accompanied by a Unilateral Undertaking making provision for mitigation to the SPA. Ryde Town Council requests that in order for it to consider applications in full all documents must be uploaded onto the website.

In addition this application will be determined after 7 August 2015 and Ryde Town council considers that the Affordable Housing SPD may have been adopted by that date and is a material consideration in the determination of the application. Ryde Town Council considers that the applicant's agent should be aware of this fact since the SPD consultation was published on 22 May 2015 that was prior to an email sent by the case officer to the agent on the 9th June 2015 and the application being submitted on 25th June 2015.

Prior to the commencement of development, details of a construction management code (including site clearance and preparation) to include details of noise and vibration management; hours of working; dust management; details of the location and extent of temporary construction access and safety measures for construction traffic; details of wheel washing and measures to prevent material being deposited on the highway; security arrangements and contact details (including in the event of emergencies) shall be submitted to the Local Planning Authority for agreement in writing. Development to be carried out in accordance with the agreed details.

All works relating to the demolition or construction of buildings shall only take place between the hours of;

08:00 hours to 18:00 hours Monday to Friday

09:00 hours to 13:00 hours on Saturdays

And at no time on Sundays and recognised Public Holidays

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

A s106 was included with the approval that made provision for the SPA but not Affordable Housing as this policy was only applied from 1 November 2015 onwards.

Application No: P/01329/15

Location: Corbett Lodge, 308 Upton Road, Ryde, Isle of Wight, PO333HE

Parish: Ryde Ward: Ryde West

Proposal: Formation of vehicular access (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/01327/15

Location: Flat 1, 40 Alexandra Road, Ryde, Isle of Wight, PO331DT

Parish: Ryde Ward: Ryde East

Proposal: Replacement windows and door

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council objects to this application on the basis that the application is in the Conservation Area. It does not consider the fact that any special dispensation should be given on where the property is located within the Conservation Area because the boundary line was drawn in a specific location for a specific reason.

It therefore considers that the replacement of wooden doors and windows with a modern upvc unit is out of character and that the applicant has chosen the 'cheapest' cost replacement rather than wooden casements with double-glazed internal fittings.

Decisions week commencing 15th January 2016

Application No: P/01425/15

Location: Unit 7, Nicholson Road, Ryde, Isle of Wight, PO33

Parish: Ryde Ward: Ryde South

Proposal: Temporary siting of storage building

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application but requests that the external material used should be complementary to the elevations of the adjacent buildings to ensure that the building 'sits' within the context of the surrounding site and does not form a visually intrusive shed to the rear of the building that can be viewed from the opposite side of Ryde.

The building hereby permitted shall be removed and the land restored to its former condition on or before 12 January 2019 in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority. Reason: The building and its construction, particularly materials, are not of a type considered suitable for permanent retention and to comply with Policies SP1 (Spatial Strategy) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Application No: P/01299/15

Registration Date: 20/11/2015

Location: Wright Stores 711 St. Vincents Road Ryde Isle of Wight PO333PS

Refuse Plan Perm (or not issue Cert)

Contact Tel No: (01983) 823552

1 The proposal by reason of its position, size, design and external appearance, would be overdevelopment of the site, visually intrusive, and would appear cramped and out of scale and character with its surroundings and therefore would harm the character and appearance of the area contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.

2 The proposal, by reason of its size, design and external appearance and position close to the boundaries of the site and neighbouring property, would be a visually intrusive development that would have a serious adverse impact on the amenities of neighbouring residential properties and a neighbouring shop premises, in particular in terms of loss of outlook, privacy and the introduction of a noise sensitive use so close to existing plant at the rear and side of the existing shop premises, and would result in poor living conditions for future residents contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.

3 The application is deficient in detail and contains insufficient information in respect of a Parking Provision Assessment to demonstrate that the demand for car parking locally that would be generated by the proposed development could be accommodated within the existing highway network. In the absence of such an assessment, the proposal would make inadequate provision for on-site parking to accommodate this demand and so would harm the capacity of the local highway network contrary to the aims of policies SP7 (Travel) and DM2 (Design Quality for

New Development) of the Island Plan Core Strategy.

Ryde Town Council objects to this application on the basis of the fact that these units are in an un-necessarily cramped area of the site that does not pay attention to the prevailing pattern of development within the local area. Whilst the Town Council recognises that special attention has been given to minimising the impact of overlooking the resultant units do not complement the local development style and are therefore considered not to be in accordance with policy DM2.

In addition there is no detail in the application about the need to make a financial contribution towards the SPA for creating these additional housing units and no details about the need to make a payment towards affordable housing (prior to commencement) for creating these additional housing units

Application No: P/01365/15

Location: 2a Wood Street, Ryde, Isle of Wight, PO332BS

Parish: Ryde Ward: Ryde North East

Removal of decking; alterations; single/ two storey rear extension forming additional living accommodation; raised decking

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application but would seek a condition that ensures that the materials for any extension match the design of the existing house.

The development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plan, numbered BDS.183/300 Revision A. Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Decisions week commencing 22nd January 2016

Application No: P/01464/15

Location: 6 The Old Forge Close, Ryde, Isle of Wight, PO333PL

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Single storey rear extension to form family room

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application but would ask for further clarification on whether there will be a net reduction in surface water run off from this site to mitigate any further risk to the adjacent Ordinary Watercourse in accordance with the recommendations of the Ryde Surface Water Management Plan.

No requirements in relation to surface water run off were included as part of the conditions.

Application No: P/01441/15
Location: Royal York Hotel, 67 George Street, Ryde, Isle of Wight, PO332ES
Parish: Ryde Ward: Ryde North East
Proposal: Proposed radio equipment cabinet; replacement MHA's and associated ancillary works
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application subject to any comments made by the Conservation Officer in respect of this application.

The conservation officer has advised that due to the location of the equipment and taking into consideration the existing equipment, there would be no negative impact on the listed building or the conservation area.

Application No: P/01442/15
Location: Royal York Hotel, 67 George Street, Ryde, Isle of Wight, PO332ES
Parish: Ryde Ward: Ryde North East
Proposal: LBC for proposed radio equipment cabinet; replacement MHA's and associated ancillary works
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application subject to any comments made by the Conservation Officer in respect of this application.

The conservation officer has advised that due to the location of the equipment and taking into consideration the existing equipment, there would be no negative impact on the listed building or the conservation area.

Application No: P/01377/15
Location: 13 Union Road, Ryde, Isle of Wight, PO332ER
Parish: Ryde Ward: Ryde North West
Proposal: Installation of photovoltaic solar panels on roof
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application.

Application No: P/01378/15
Location: 13 Union Road, Ryde, Isle of Wight, PO332ER
Parish: Ryde Ward: Ryde North West
Proposal: LBC for installation of photovoltaic solar panels on roof
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application.

Application No: P/01364/15
Location: 71 Newnham Road, Ryde, Isle of Wight, PO333TE
Parish: Ryde Ward: Binstead & Fishbourne
Demolition of outbuilding; single storey side extension forming breakfast area; detached unit forming home office & WC (revised plan & revised description)
Decision: Granted Plan Permission (or issue Cert)

P/215/15 - Ryde Town Council objects to the detached unit element of this

application on the basis of overdevelopment and the fact that this would create an additional housing unit in an area which does not accord with the general pattern of development in the local area and therefore does not accord with policy DM2 of the Core Strategy.

In addition there is no detail in the application concerning parking provision on site for this additional housing unit, there is no detail concerned with reducing surface water run off from any additional buildings/hard landscaping, no details about the need to make a financial contribution towards the SPA for creating this additional housing unit and no details about the need to make a payment towards affordable housing (prior to commencement) for creating this additional housing unit.

The detached unit towards the rear of the site has been reduced in size through the revised plan. The proposed outbuilding would only provide for a home office and WC. The objections from Ryde Town Council were related to the unit being of a scale and layout that could provide additional residential accommodation. The reduction in size and removal of the bedroom would enable this building to provide an ancillary use to the main dwelling, without having the size or internal facilities to become a self-contained unit of accommodation.

10. TREE DECISIONS

DORSET HOTEL, 31 DOVER STREET, RYDE

No objection to the following: T1-T6 Leylandii situated as detailed in the application to reduce in height to approximately 3 metres.

Reason: For safety reasons and as good arboricultural practice

61 SPENCER ROAD, RYDE

No objection to the following: T1 Small Oak situated as detailed in the application to be felled to near ground level.

Reason: To remove tree in decline.

ARGOSY, EAST HILL ROAD, RYDE

No objection to the following: T1 Holm Oak situated as detailed in the application to reduce the crown all round by 30%. T2 Ash situated as detailed in the application to be felled to near ground level and removed. T3 Bay situated as detailed in the application to reduce in height by 2-3 metres.

Reason: To remove nuisance trees and manage those that remain

PARK HOUSE, 72 WEST HILL ROAD, RYDE

Consent to the following: T1 and T2 Lime situated as detailed to pollard back to the main trunk and remove the lvy from T2. T3 Ash situated as detailed in the application to be felled to near ground level. T4 Holm Oak situated as detailed in the application to pollard by 50% to remove a dangerous tree and manage the remaining trees

11. LICENCE APPLICATIONS

None received.

12. LICENCSE DECISIONS

Harbour Deli

Please be advised that there is no requirement for applicants to address toilet provision in their application and we are therefore unable to consider this point.

Permit granted as per the application with the following additional conditions applied:

- 1) Access is to be maintained at all times for emergency vehicles (min 2.5m)
- 2) All fire hydrants will be kept clear and free from obstruction
- 3) Fire exits and escapes from neighbouring buildings clear at all times
- 4) Any signs used are to be movable by the emergency services if required.

13. Island Roads priority works programme

To receive an update on priority roads within Ryde identified for inclusion in Island Roads 2016/17 programme and beyond.

14. Ryde Academy

To confirm that a consultation on the redevelopment of Ryde Academy has taken place on the 26th January 2016 and that further details can be obtained through the planning consultant.

15. Green Infrastructure and Ryde Area Action Plan budget

To note the report in respect of the future of Green Infrastructure in Ryde and to recommend to the Finance Committee that it agree a spend of £500 from the Ryde Area Action plan budget to used for pre works to Swanmore Meadows and to recommend to the Finance Committee that it sets aside £10,000 per annum for a period of 4 years for management of Ryde Countryside sites.

16. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 23rd February 2016.



RYDE TOWN COUNCIL

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

Email: rtcplanning@btconnect.com

2nd February 2016

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

Dear Councillor,

MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on
TUESDAY 2nd February 2016 at the TOWN COUNCIL OFFICE, 10, LIND STREET,
RYDE commencing at **7pm**.

Yours sincerely,

Peter Griffiths
Planning Clerk

SUPPLEMENTARY AGENDA

17. RYDE COASTAL REVIVAL FUND

To consider the updated request for information from the Coastal Revival Fund and make recommendation for seeking an alteration to the project terms to support improvements to the Esplanade.