



**RYDE
TOWN COUNCIL**

Town Hall Chambers
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14th September 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 20th September 2016** at the Activity Room at the George Street Centre, George Street, Ryde commencing at **7pm**. for the purpose of transacting the business set out in the agenda below.

Yours sincerely,

Chris Turvey
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 30th August 2016.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Licensed performers on Appley Park
- Royal York Enforcement
- Ryde Town Hall
- Vectis Hall

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

Week Commencing 2nd. September 2016

1. Application No: P/00944/16 Alt Ref: TCP/07646/K
Parish(es): Ryde Ward(s): Ryde North East
Location: Ryde Cinema and Bingo Hall, 2 Star Street, Ryde, Isle Of Wight, PO33
Proposal: Removal of 6 no antennae; installation of 6 no antennae; 2 no transmission dishes; ancillary development
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00944/16>

2. Application No: P/01104/16 Alt Ref: TCP/18341/F
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Treetops, Quarr Road, Ryde, Isle Of Wight, PO334EL
Proposal: Demolition of garage; proposed detached dwelling; formation of vehicular access (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01104/16>

3. Application No: P/01120/16 Alt Ref: TCP/32784
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 13 Dame Anthonys Close, Ryde, Isle Of Wight, PO333TY
Proposal: Proposed external wheelchair lift on front elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01120/16>

4. Application No: P/01127/16 Alt Ref: TCP/17977/L
Parish(es): Ryde Nettlestone & Seaview Ward(s): Nettlestone & Seaview Ryde East
Location: former Harcourt Sands Holiday Park, Puckpool Hill, Ryde, Isle Of Wight, PO331PJ
Proposal: Approval of reserved matters for appearance and landscaping on P/00573/15 - TCP/17977/K for 35 units
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01127/16>

5. Application No: P/01144/16 Alt Ref: TCP/32783
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: The Everglades, Pitts Lane, Ryde, Isle Of Wight, PO333SU
Proposal: Alterations and proposed dormers on the rear elevation to include balcony on first floor level
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01144/16>

6. Application No: P/01154/16 Alt Ref: TCP/18005/G
Parish(es): Ryde Ward(s): Ryde North West
Location: 23 Union Road, Ryde, Isle Of Wight, PO33 2ER
Proposal: Variation of condition 2 of P/01392/12 - TCP/18005/F to allow amendments to approved plans to include additional balcony at 2nd floor level on north elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01154/16>

7. Application No: P/01152/16 Alt Ref: TCP/27471/P
Parish(es): Ryde Ward(s): Ryde North West
Location: Ryde School, 7 Queens Road, Ryde, Isle Of Wight, PO333BE
Proposal: Alterations to vehicular access to include barrier system and parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01152/16>

Week Commencing 9th September 2016

None

Week Commencing 16th September 2016

8. Application No: P/00985/16 Alt Ref: TCP/01039/H
Parish(es): Ryde Ward(s): Ryde North West
Location: Barclays Bank Plc, 7-8 High Street, Ryde, Isle Of Wight, PO332PN
Proposal: Alterations to include 3 condensing units, replacement external staircase and platform; repair/replacement of roof
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00985/16>

9. Application No: P/01183/16 Alt Ref: TCP/28152/H
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Beachwood, Quarr Road, Ryde, Isle Of Wight, PO334EL
Proposal: Proposed two storey extension on rear elevation to provide additional

living accommodation; alterations

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01183/16>

10. Application No: P/01187/16 Alt Ref: TCP/32796

Parish(es): Ryde Ward(s): Binstead & Fishbourne

Location: Binstead Community Association, Coniston Avenue, Ryde, Isle Of Wight, PO333SB

Proposal: Alterations to front elevation to include formation of entrance doors

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01187/16>

11. Application No: P/01200/16 Alt Ref: TCP/32798

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

Location: 35 Weeks Road, Ryde, Isle Of Wight, PO332TL

Proposal: Demolition of bathroom; alterations; two storey rear extension to provide additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01200/16>

7. PLANNING REVISIONS

None.

8. PLANNING APPEALS

None

9. PLANNING DECISIONS

Week of 26th August 2016

Application No: P/00894/16

Location: Ashley Vineyard, Ashley Road, Ryde, Isle Of Wight, PO334BB

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Demolition of WC and shed; proposed toilet block and utility

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00645/16

Location: SSE Depot, Rink Road, Ryde, Isle Of Wight, PO332LT

Parish: Ryde Ward: Ryde North East

Proposal: Demolition of single storey extension and WC block; carry out refurbishment works to existing grade II listed building to restore to a safe condition to include replacement roof material

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00646/16

Location: SSE Depot, Rink Road, Ryde, Isle Of Wight, PO332LT

Parish: Ryde Ward: Ryde North East

Proposal: LBC for demolition of single storey extension and WC block; carry out refurbishment works to existing grade II listed building to restore to a safe condition

to include replacement roof material
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00683/16
Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED
Parish: Ryde Ward: Ryde North East
Proposal: Non illuminated logo on canopy
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00685/16
Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED
Parish: Ryde Ward: Ryde North East
Proposal: LBC for proposed canopy
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Week of 2nd. September 2016

Application No: P/00962/16
Location: 102 Ashley Road, Ryde, Isle Of Wight, PO33
Parish: Ryde Ward: Havenstreet, Ashley & Haylands
Proposal: Proposed porch; detached garage
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00986/16
Location: Barclays Bank Plc, 7-8 High Street, Ryde, Isle Of Wight, PO332PN
Parish: Ryde Ward: Ryde North West
Proposal: 2 x internally illuminated fascia signs; 1 x internally illuminated projecting sign; 1 x non illuminated branch nameplate; 4 x non illuminated parking signs; new ATM surround
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00863/16
Location: Ampthill, Ampthill Road, Ryde, Isle Of Wight, PO331LJ
Parish: Ryde Ward: Ryde North East
Proposal: Variation of condition 16 on P/00360/08 - TCP/14932/F to allow UPVC windows for Flat 4
Decision: Granted Plan Permission (or issue Cert)

Having given due weight and consideration to all comments received in relation to this application and for the reasons set out above, the proposal is considered to accord with Policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Isle of Wight Council Core

Strategy Island Plan, takes into account the guidance within the National Planning Policy Framework and does reflect the requirements of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Therefore it is recommended that the works are approved.

Ryde Town Council objects to the proposal on the ground that the design and quality of the proposed windows are not comparable with the original timber windows.

Week of 9th. September 2016

Application No: P/01013/16

Location: 9 Chapel Road, Ryde, Isle Of Wight, PO333RT

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Construction of end terrace dwelling with parking; alterations to no.9 (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application subject to a contribution towards the unilateral undertaking to provide mitigation for the Solent Special Protection Area (SPA).

Application No: P/00980/16

Location: Cornerways, 5 Chestnut Grove, Ryde, Isle Of Wight, PO331NP

Parish: Ryde Ward: Ryde East

Proposal: Proposed single storey side extension to form bedroom and en-suite

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00675/16

Location: The Grange, Smallbrook Farm, Smallbrook Lane, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Lawful Development Certificate for use of building as a single dwellinghouse (revised description).

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

The applicant has failed to demonstrate that the existing building had been used as a single dwellinghouse for a period of four years or more preceding the date of the application (31 May 2016) and so it is considered that, on the basis of the available evidence, it cannot be established, on the balance of probability, that its use as a single dwellinghouse (Use Class C3) on the date of the application would have been lawful as defined by section 191(2) of the Town and Country Planning Act 1990 (as amended).

Ryde Town Council does not object to these proposals on the basis that the annexed accommodation is tied to the main building and cannot be sold off as a separate unit.

Application No: P/00675/16

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of shed; proposed detached bungalow with garage; formation of vehicular access

Location: 33 Buckland Gardens, Ryde, Isle Of Wight, PO333AG

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

1. The proposed detached dwelling would represent an overdevelopment of this site resulting in a lack of suitable amenity space for both the host dwelling and proposed dwelling. This would result in unacceptable living conditions for prospective occupiers and existing occupiers. In addition, the dwelling would appear cramped within the plot and at odds with the established spatial arrangement of properties and would therefore be out of character with the prevailing pattern of development in the surrounding area. Therefore the development would be contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy together with the requirements of the National Planning Policy Framework with particular regard to Section 7: Requiring Good Design.

2. The proposal would result in the loss of a poplar tree and sweet gum which are high amenity trees within the application site and which contribute to the character of the area. The loss of these trees would detract from the arboreal character of the wider area and the proposed mitigation would be insufficient to address the harm that would result from the proposal. Therefore the development would not be in accordance with policies SP5 (Environment), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy together with the requirements of the National Planning Policy Framework with particular regard to Section 7: Requiring Good Design.

Ryde Town Council objects to this application on the basis that the application is not accompanied by a tree report confirming the arrangements for the current trees on the site.

Application No: P/00972/16

Location: Stone Cottage, Pitts Lane, Ryde, Isle Of Wight, PO333SU

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Demolition of garage; proposed detached dwelling with parking (revised scheme)(revised plans)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application subject to a contribution towards the unilateral undertaking to provide mitigation for the Solent Special Protection Area (SPA).

Application No: P/00970/16

Location: land adjacent, Ryde Court, St. Thomas Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: Proposed car park with vehicular access; repairs to stone wall; landscaping

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00971/16

Location: land adjacent, Ryde Court, St. Thomas Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: LBC for proposed repair of existing stone boundary wall in association with construction of car park with vehicular access

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

10. TREE DECISIONS

Protection Trees in Waterloo Crescent, Ryde, IW Tree Preservation Order 1981/25

Location 70 Hill Rise Avenue, Binstead, Isle of Wight

Consent for the following:

T1 Oak – Situated as detailed in the application to fell.

Reason: The tree is in danger of collapsing onto the house

Conditions:

It is a condition of this consent that a replacement tree is planted. This is to be to be an oak “Quercus robur” of at least half-standard size (as defined in British Standard 3936) to be planted in a location as may be agreed in writing by the Council

11. LICENSE APPLICATIONS

Street Furniture Application Highways Act 1980 Section 115E

Application for: **Street Furniture Permit for The Castle, 164 High Street, Ryde**

Street Trading Application

Local Government (Miscellaneous Provisions) Act 1982 Schedule 4

Application for: **Street Trading Consent Renewal for Ryde Farmers Market**

12. LICENSE DECISIONS

None

13. Pedestrianisation of the High Street

To receive a report on the options for the Pedestrianisation of the High Street and make a recommendation for action to be taken.

14. Coastal Communities Action Plan - Ryde

To receive a report on the options for the Coastal Communities Action Plan for Ryde and make a recommendation for Full Council.

15. Transport Infrastructure Task Group

To sign off the report on the Island Transport Infrastructure Task Group.

16. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **11th October 2016**

Agenda Item 13

1. On the 7th June 2016 Ryde Town Council's Planning Committee discussed the ongoing matter of Pedestrianisation of the High Street.
2. At that meeting a range of options were put forward by the clerks, following consultation with the community, and following previous consultation with Island Roads.
3. The purpose of these reports were to try and find a solution to improve the relationship between pedestrians, traders and vehicles in the High Street and to ensure that any measures introduced can be fully enforced.
4. It is confirmed that the budget set aside for improvements to be made during the 2016/17 financial year is £50,000.

Initial meetings

5. An initial set of meetings and visits were carried out in 2014 with Island Roads. At that stage it was recognised that the current restrictions were not working and on that basis Ryde Town Council agreed to consult with the community on various options for Pedestrianisation of the High Street.
6. Further to this initial consultation Ryde Town Council's Planning Committee considered a range of options at its meetings during 2016 and recommended, on the 7th June 2016, that:

- The clerks further seek the views of Island Roads
- The clerks seek the views of the Isle of Wight Council
- The clerks seek the view of Cowes Town Council

all to the aim of bringing a report to full council in September 2016 on the basis of the following options being recommended by the Committee:

- Enabling access to Anglesea Street from George Street and providing a turning space opposite the old Anglesea Tavern
- Installing a barrier at the bottom of the High Street (whether manual or automatic) and close off the High Street between 10am and 5pm 7 days per week
- Providing signage
- Providing dedicated parking bays for loading / unloading only within the High Street
- Limit loading / unloading time to 30 mins
- Review speed limit (at present 30mph) and reduce the speed

View of Island Roads

7. Island Roads provide the Statutory Advice to the Isle of Wight Council under the PFI contract and therefore in order to achieve any outcome consent from the Statutory Body will be required.
8. During August 2016 email exchanges and site visits were carried out between the clerks and Island Roads to look at the situation 'on the ground' as well as clarify the position relating to the options recommended by the Planning Committee.
9. Further to the site meetings Island Roads and the Isle of Wight Council Highways Contract Team as well as the Parking Enforcement Manager have clarified a number of issues which have direct implications for the recommendations of the Planning Committee as follows:

Anglesea Street

10. It has been confirmed that from where 'Costa Coffee' starts until where the block paving area ends half way down Anglesea Street is a pedestrian area and has confirmed that those cars which are regularly parked outside all premises on the blocked paved area are therefore covered by the current parking restrictions in this area.

Current parking restrictions

11. Ryde Town Council has been advised that the current prohibition of driving restriction prevents "vehicles from driving in High Street and Anglesea Street between the hours of 8am and 6pm with the one exemption being - *If the vehicle requires access for the purpose of garaging at any premises to those premises.*
12. *It has further been confirmed that "Once parked on-street there is no enforcement via a traffic order unless the Police witness the vehicle **move** during the hours stated above."*
13. Therefore, an audit of garages was carried out during the entire length of the High Street (to Star Street) and Anglesea Street with only one area being identified – the area in front of Grace's Bakery.
14. *Therefore, the current restriction prevents all vehicles (apart from those needing to access Grace's Bakery) from driving in the High Street between 8am and 6pm subject to further exemptions.*

Cars parked outside Costa Coffee

15. It has been confirmed that those cars parked on the corner of Costa Coffee - '*if they are stationary*' currently cannot be enforced against unless they are causing a highway obstruction and this would be enforcement that would need to be carried out by the police.

Deliveries in the High Street and Anglesea Street

16. In the current Driving Order there is another exemption. This exemption is *“If the vehicle requires access to any premises situated along any of the length of road for the purpose of loading or unloading goods from or to those premises.”*
17. *Therefore, it has been confirmed that ‘providing a vehicle requires access to deliver or pick up goods from any premises in High Street or Anglesea Street then they can do so’*
18. *Therefore, it has been confirmed that there are no measures by which enforcement action can currently be taken against stationary traffic parked either in the high street or in Anglesea Street.*
19. *The consequence of these two exemptions is that in practise this gives unrestricted right of passage to all vehicles at all times.*

Installation of Bollard/s

20. Clarification was sought from Island Roads and the Isle of Wight Council about the possibility of installing a bollard (which could be raised and lowered) at the bottom of the High Street. It has been confirmed that there are certain vehicles which are exempt from this order and would need the bollard raised and lowered *at their convenience*. These are:

- Grace’s Bakery – because it has a private garage area that needs access
- Any vehicle connected to a building operation or demolition in the length of road
- Any vehicle connected to a utility company carrying out works in the High Street or Anglesea Street
- Any vehicle being used in connection with the remodel of any obstruction to traffic in the lengths of the road
- Any vehicle being used for Police, Ambulance or Fire Brigade purposes, or by medical practitioners in connection with their profession.

21. *Therefore, the advice provided to Ryde Town Council is that the installation of a bollard would effectively mean that it would either need a permanent officer stationed at the bollard 7 days per week or an automatic barrier with those exempted bodies being provided with a way of raising and lowering the bollard at their convenience.*

22. Further discussion was held with Island Roads and the Isle of Wight Councils about the possibility of moving the bollard to a location just past ‘Grace’s Bakery’ but in their opinion this may encourage others to deliver into this area and then have to reverse back down into the traffic coming up the hill. For this very reason Island Roads did not consider this to be a reasonable alternative.

Discussion with Cowes Town Council

23. Contact was made with Cowes Town Council about their bollard which is currently not in use. They confirmed that Cowes High Street was pedestrianised with bollards being raised in accordance with the Traffic Order at 10am in the morning and lowered at 6pm at night.

24. This arrangement worked well until the gentleman employed by the Cowes Business Association retired. The CBA took over the role with individual business' close to the location of the bollards, but this agreement failed in July 2010 due to concerns about legal responsibilities in the event of personal injury or damage.
25. In the Interest of public safety, one bollard (Outside Hurst's) is raised by the Police in Cowes Week.
26. It is confirmed that part of the reason for the bollard not being operational is that in December 2013, Cowes Town Council was advised that the bollards had been missed from the Island Roads Asset Register and that Island Roads have no responsibility for them. In May 2015, following a Town Council resolution, the IW Council were asked to transfer ownership and maintenance of the bollard to Cowes Town Council. After several emails and meetings no further progress has been made.
27. The cost to provide bollards is approximately £400 per unit for a semi-automatic one (MACS - <http://www.macs-bollards.com> looking at the MACS -11454-750 which is height 750mm) plus installation and we are advised that it will cost another £5,000 per annum to a staff member to operate them on a daily basis – however this will increase as the need for exempted vehicles needs to be managed.
28. The difference between Cowes High Street and Ryde High Street is that there are no private garages along Cowes High Street that are required to be exempt.

Isle of Wight Council/Island Roads Formal Advice

29. Following site visits the Isle of Wight Council/Island Roads have provided formal advice on their recommended changes that need to be made to the High Street as follows:

Prohibition of Driving Traffic Order

30. A new Prohibition of Driving traffic order with the only exemption for the following –
- to enable the vehicle if it cannot be conveniently used for such purpose in any other

road to be used in connection with any building operation or demolition in the length of road provided that notice is given 24 hours in advance to the Chief Officer of Police for the area in which the lengths of road are situated and his written consent obtained;

- if the vehicles requires access for the purpose of garaging or access to any off-street parking facility at any premises situated along any of the lengths of road in High Street;
- to enable the vehicle if it cannot conveniently be used for such purpose in any other road to be used in connection the maintenance, improvement or reconstruction of that length of road, or the laying, erection, alteration or repair in or near the lengths of road of any sewer or of any main, pipe or apparatus for the supply of gas, water or electricity or of any telegraph line as defined in the Telegraph Act 1878, or for the erection, alteration or repair of any street light in or near the lengths of road;
- if the vehicle is being used in connection with the removal of any obstruction to traffic in the lengths of road; or
- for Police, Ambulance or Fire Brigade purposes or by medical practitioners in connection with their profession.

Provision of Loading Bays

31. The implementation of two new loading bays:

- one at the bottom end of High Street in Garfield Road. This would require revoking the relevant distance of the limited Waiting area and introducing the loading bay
- one at the top end of High Street near Star Street. This would require revoking the relevant distance of the limited Waiting area and introducing the loading bay

32. It has been confirmed that this would provide dedicated loading areas at the top (Garfield Road), middle (John Street) and the end (High Street) of the lower section of High Street, Ryde for those who do not / cannot make their deliveries during the prohibited hours.

33. It has not been recommended that any additional loading bays are positioned in the High Street as this would concentrate loading to limited areas and it is felt would increase the chances of obstructions being caused.

The introduction of a new traffic order

34. The Isle of Wight Council/Island Roads recommend a No Waiting at Any Time Parking Restriction which would introduce a restriction (which could be provided without the need for double yellow lines) for the entire length of High Street from its junction with Garfield Road to its junction with Star Street.

35. This would sit hand in hand with the Prohibition of Driving Traffic order and enable enforcement via the Police and Parking Services.
36. It was originally recommended that operation of this would be from 6pm to 8am and Ryde Town Council have previously requested that users should be allowed access until 10am which would still provide some measure of ability for deliveries to be carried out. Further confirmation has been provided that the Prohibition of Driving Order can start from 10am and end at 5pm.
37. This would not affect the deliveries out of the Prohibition of Driving hours, as there is an exemption within the order which allows continual, active, loading and unloading.
38. *The 'knock on effect' of having this No Waiting at Any Time area would be:*
- *should a vehicle park partially on the highway and partially on private land (off-street parking) this would / could result in that vehicle receiving a PCN.*
 - *There would be no parking in the High Street or Anglesea Street at all times (both during the day, in the evenings and at weekends*
 - *Disabled drivers would have an exemption for up to three hours under the No waiting at Any Time parking restriction but they would still be prohibited from Driving after 10am.*

Anglesea Street

39. The Isle of Wight Council/Island Roads have recommended that the altered Prohibition of Driving and the No Waiting at Any Time restriction extend to Anglesea Street, but do not consider that this would need an exemption for access to off-street parking facilities as these could be achieved in a different way.
40. It has been recommended, given the few off-street parking areas located at the eastern section of Anglesea Street, that the No Entry sign located in Anglesea Street at the junction of George Street is relocated to the last driveway. This would allow access for those wishing to gain access to their premises from George Street and not via the High Street which is currently their only option. This would require an alteration to the current One-Way Parking Restriction.
41. It has been confirmed by the Isle of Wight Council/Island Roads that those householders who park on the bricked pavements outside their dwellings in Anglesea Street do not have any right to park in this location but only do so because there is currently no way to prevent this for any day or time period.
42. The Isle of Wight Council/Island Roads consider that there is an issue in this location due to possible vehicle pedestrian conflict and preventing access for other vehicles.
43. *However, the knock on restriction of this being introduced, would be the removal of the ability of those cars who are currently on the blocked paved area from parking outside their houses as this area would have No Waiting at Any Time restriction during the day and night.*

Advice sought on speed limit reduction

44. The Isle of Wight Council/Island Roads have confirmed that subject to the introduction of their recommended prohibition of motor vehicles and parking order they do not consider that there is a need to introduce a lower speed limit.

Advice sought on speed reduction measures at junction of Star Street/High Street

45. The Isle of Wight Council/Island Roads only recommend speed reduction measures when there is statistical personal injury collection data that supports its introduction. As there is no data in this area they do not support measures in this location.

Introduction of these new orders

46. The Isle of Wight Council/Island Roads have confirmed that any new traffic order would require a consultation period where members of the public, workers to the town or residents can make representation should they so wish.

Cost

47. Advice has been sought from the Isle of Wight Council/Island Roads over the costs involved in implementing these factors. It is envisaged that all costs could be kept under £25,000 within the budget currently set aside.

Recommendations

48. It is recommended that Ryde Town Council's Planning Committee recommend to Ryde Town Council's Full Council that it carries out a public consultation with the community on the following:
- The drafting of a new Prohibition of Driving Traffic Order
 - The drafting of a new No Waiting at Any Time Parking Restriction
 - The installation of two new loading bays
49. Subject to the public consultation it is recommended that RTC include within provisions a fall-back position for the delivery of measures to pedestrianise the High Street including:
- Monitoring and assessment of implementation of measures outlined within this report and that if these measures are not delivering improved outcomes for the High Street then alternative measures (such as bollards or other prevention/enforcement measures) are investigated.

Agenda Item 14 - Ryde Coastal Communities Master Plan

Objectives

1. On the 28th June 2016 Ryde Town Council supported a bid from Isle Access to the Coastal Communities Programme. At that stage it was recognised that Ryde Town Council did not have a priority list of schemes which could be submitted for a future bid.
2. It was however recognised that there was a long list of schemes which the Town Council had stated support for, either through support for the Ryde Masterplan, feedback to the Ryde Area Action Plan or other objectives considered important for the town.
3. Further discussions were held with the Isle of Wight Chamber of Commerce who were in the process of discussing this process with The Bay Coastal Communities Team and it was confirmed that the Chamber could lend support to the bid process if it held a clear understanding of the priority projects for the town.
4. Further to these discussions an initial table of priorities for the town has been drawn up. This does not mean that all priorities can be dealt with at once. This list therefore needs to be prioritised to ensure that the community has an expectation of the aims for the Town, and also ensure that Town Council officers have a clear understanding of the immediate priorities and also which projects need to be put forward for any future funding bids.
5. Clearly this list could be as long as the number of ideas and that would only build up expectation over and above what the clerks can deliver. Therefore, the list has been currently colour from Green (currently being delivered), Amber (project under way), and Red (project not currently being delivered).
6. It is hoped by adopting this approach there is a clear understanding of priorities. Not all projects on this list will be delivered over the short term so it is important that the list is prioritised so that the Town Council's resources can be delivered in an efficient manner.
7. Therefore, Councillors are requested to prioritise the list and then make a recommendation that this list is taken to Full Council for final decision. In addition it is recommended that this list is updated annually.

2016 - 2026	Master Plan – Wider Objectives

• Objective 1	Ryde Theatre
Objective 2	A Bandstand for Ryde in Western Gardens
Objective 3	Ryde Transport Hub
Objective 4	Improvement/investment into concessions along the Esplanade
Objective 5	Accessible tourism facilities
Objective 6	Employment Zone
Objective 7	Highway Infrastructure
Objective 8	Steam Railway to St.Johns
Objective 9	Ryde Marina development
Objective 10	Royal York improvement
Objective 11	Vectis Hall improvement
Objective 12	Conservative Club improvement
Objective 13	Ryde Waterside pool improvements
Objective 14	Improvement to paddling pool
Objective 15	Support flood prevention measures
Objective 16	Improvements to the pedestrianised High Street
Objective 17	Iconic Seafront Attraction
Objective 18	Ryde Ice rink improvements
Objective 19	Beach sports zone
Objective 20	Children's activity zone
Objective 21	Measures to Pedestrianise the High Street
Objective 22	New railings alongside the Railway Esplanade
Objective 23	Eastern Gardens Improvement
Objective 24	Swanmore Meadows Improvement
Objective 25	

Agenda Item 15

Background

1. At the last planning committee Agenda item 13 was a report about the Transport Infrastructure Taskforce (TITf) requesting feedback by the Town Council to IWALC on transport issues by 21 October 2016.
2. A discussion was held and the Planning Committee recommended that the full response be brought back to this committee for consideration before it was considered at Full Council on the 3rd October 2016 prior to being submitted to IWALC.

Recommendation on response

3. Ryde Town Council welcomes the opportunity to feed its formal views into the Transport Infrastructure Task force. Many of these views have been submitted to the Isle of Wight Council as part of feedback on planning applications and the draft Ryde Area Action Plan.
4. Ryde Town Council has written to the Isle of Wight Council requiring confirmation that the Ryde Area Action Plan will appropriately set out a mechanism for ensuring that the identified deficiencies in the Highways Network identified by the IWC's own reports can be delivered through the plan process taking into consideration the Community Infrastructure Regulations and the ability to pool s106 agreements.
5. Ryde Town Council has also asked the Isle of Wight Council to confirm the process by which the identified highways improvements will be designed and costed in order that it can have assurance that the additional development will be brought forward with the necessary infrastructure having been provided (or funds identified).
6. Furthermore it is considered that if the solutions include the need for additional land that this is appropriately included within any Statutory Planning Documents and that these measures are delivered prior to additional residential development being consented.
7. Ryde Town Council considers that there is insufficient feedback provided to developers as part of pre-application discussions with developers over the levels of traffic in the winter (which seem to form the basis of traffic counts) and the levels of normal use within the summer. The Town Council is aware that the guidance states that traffic counts should be undertaken in periods of 'normal use' but this is having a detrimental effect on the town.
8. Therefore, in Ryde Town Council's opinion, solutions need to be over-engineered to take account of the summer peaks and this needs to form part of the design and cost solution for those junctions identified as needing improvement.

9. Ryde Town Council (RTC) has discussed the future of Island Line and has made its views known to the Isle of Wight Council, confirming that it considers that decisions should be taken on a factual basis and the focus of any discussion should be on delivering 'outcomes' rather than a specified method of delivery.
10. Ryde Town Council's view, therefore, has been to support the idea of ensuring that protection is given to a service that is integrated, provides single ticketing and connects with the boats at Ryde Pier head without specifying what that service could look like. In adopting this approach RTC considers that it can then make decisions about options based on facts rather than an assessment based on being either in one 'camp' or another.
11. Ryde Town Council has confirmed its position that any future decisions over the line need to be taken on the basis of analysis of the facts, and it remains committed to finding ways to sustain a service for the future of island residents. It will continue to make representations on this basis as part of its stakeholder role in this process.
12. Ryde Town Council will be looking very closely at how it can engage with the process and work with the Rail Executive to ensure that it can secure the best future for this critically important service.
13. Ryde Town Council supports the idea of bringing the steam train into Ryde Esplanade. In order for this to happen a passing loop for island line needs to be installed between Brading and Sandown and station improvements need to be made at St.John's Road to ensure that the lines are separated.
14. Ryde Town Council is committed to delivering improvements to the bus station at the Esplanade to improve the visitor experience. The Town Council considers that it may need to be proactive in driving forward this opportunity, due to previous failed attempts, and is currently considering its priorities for investment/delivery within the town.
15. Ryde Town Council considers that a Park and Ride facility needs to be delivered on the outskirts of the town (such as St.Johns and Smallbrook or Nicholson Road) The Town Council considers that if this is achieved then this will open up the regeneration opportunities along the seafront and reduce traffic from entering the town.
16. Ryde Town Council has previously commented that there needs to be a dedicated Supplementary Planning Document on parking provision in new developments. The current lack of an SPD is causing an increased pressure within the town through the redevelopment of brownfield sites.
17. Ryde Town Council considers that it is important that within any planning documents, (which has been absent to date) sufficient priority is given in allocating land to identifying arterial walkways and cycleways. It is considered that a proactive approach needs to be taken which will have positive benefits for the health and wellbeing of island residents. It is not considered that just stating 'land will deliver a range of cycling and walking facilities' and therefore an identified route needs to be created.

18. Ryde Town Council considers that a positive attitude to delivering joined up shared surfaces for walking and cycling needs to be included in any plans. Currently created routes from Ryde to Newport are not joined up and it is considered that missing parts of this route should be progressed either with the agreement of the landowner or via compulsory purchase powers for the benefit of island residents and tourists.
19. Ryde Town Council considers that a full audit of all routes to school needs to be carried out. Many schools are being planned for but the road safety measures and student desire lines have not been appropriately accounted for. It is considered that this forms part of a sustainable transport plan for the island at peak hours during term time.
20. Ryde Town Council considers that a capacity study of the location of ferry terminals and its effect on the overall highway network needs to be carried out. Increased future travel, connectivity and accessibility needs to be factored into all proposals.
21. Ryde Town Council considers that sustainable travel such as electric cars, and cycles needs to be at the heart of the future of transport on the Island with sufficient pick up and drop off points and charging points.
22. Ryde Town Council also considers that more attention to the age profile of residents needs to be considered. Many households are unable to access services due to routes not catering sufficiently for older and less mobile residents. There is an inequality in certain areas which have set up their own community services and other areas which are less developed and it is considered that groups such as Age Concern should be included in any consultation process.