



**RYDE
TOWN COUNCIL**

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

Email: chris.turvey@rydetowncouncil.gov.uk

6th December 2017

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

Dear Councillor,

You are hereby summonsed to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **TUESDAY 12th December 2017** at the **Council Chambers, 10 Lind Street, Ryde, Isle of Wight, PO33 2NQ** commencing at **7pm.** for the purpose of transacting the business set out in the agenda below. All members are invited to attend.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Turvey'.

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 meetings held on 21st November 2017.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- 5 Ways Junction
- Ryde Town Hall Electricity
- Off road parking in Upton Road
- Pedestrianisation of Highstreet

5. COMMITTEE MEMBERS QUESTIONS

To receive questions from planning committee members.

6. PLANNING APPLICATIONS

Week Commencing 24th November 2017

None

Week Commencing 1st December 2017

1. Application No: P/01385/17 Alt Ref: TCPL/06338/L
Parish(es): Ryde Ward(s): Ryde East
Location: Appley Farm, Marlborough Road, Ryde, Isle Of Wight, PO33
Proposal: Change of use of vacant former agricultural barn to dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01385/17>

2. Application No: P/01386/17 Alt Ref: LBC/06338/K
Parish(es): Ryde Ward(s): Ryde East
Location: Appley Farm, Marlborough Road, Ryde, Isle Of Wight, PO33
Proposal: LBC for change of use of vacant former agricultural barn to dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01386/17>

3. Application No: P/01383/17 Alt Ref: TCPL/20297/U
Parish(es): Ryde Ward(s): Ryde North East
Location: 1 Belvedere Street, Ryde, Isle Of Wight, PO332JN
Proposal: Demolition of existing extension; proposed three storey block forming three flats
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01383/17>

4. Application No: P/01384/17 Alt Ref: LBC/20297/T
Parish(es): Ryde Ward(s): Ryde North East
Location: 1 Belvedere Street, Ryde, Isle Of Wight, PO332JN
Proposal: LBC for demolition of existing extension; proposed three storey block forming three flats
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01384/17>

5. Application No: P/01414/17 Alt Ref: TCP/33294
Parish(es): Ryde Ward(s): Ryde West
Location: Clark Masts Teksam Ltd, 18 Ringwood Road, Ryde, Isle Of Wight, PO333PA
Proposal: Proposed 4no residential units
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01414/17>

Week Commencing 8th December 2017

6. Application No: P/01404/17 Alt Ref: TCP/19185/C
Parish(es): Ryde Ward(s): Ryde West
Location: Flat 2, 15 Partlands Avenue, Ryde, Isle Of Wight, PO333DS
Proposal: Demolition of existing conservatory; new garden room extension.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01404/17>

7. Application No: P/01448/17 Alt Ref: TCP/33307
Parish(es): Ryde Ward(s): Ryde North West
Location: 21 Mount Street, Ryde, Isle Of Wight, PO332QR
Proposal: Proposed 1st floor side extension; velux on side elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01448/17>

8. Application No: P/01436/17 Alt Ref: TCP/10204/A
Parish(es): Ryde Ward(s): Ryde East
Location: 24 Salisbury Road, Ryde, Isle Of Wight, PO331BY
Proposal: Proposed single storey extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01436/17>

7. PLANNING REVISIONS

None

8. PLANNING APPEALS

Application No: P/00319/17

Planning Inspectorate Ref: APP/P2114/W/17/3186903

Parish(es): Ryde Ward: Ryde North West

Location: Ryde School, 7 Queens Road, Ryde, Isle Of Wight, PO333BE

Proposal: Construction of boarding house and netball courts in association with school and associated landscaping works, to include improved access for emergency and refuse vehicles

<https://www.iwight.com/planning/AppDetails3.aspx?frmId=32501>

Ryde Town Council objected to the planning application for Ryde School on the following grounds:

- 1. Policy DM11 of the Core Strategy confirms that in relation to the Conservation Area that applications must be informed by sufficient evidence to reveal impacts upon the significance of the heritage assets and their settings which may include the Council's Conservation Area Appraisals and Management Plans and the Local List Supplementary Planning Document. In this case the Conservation Area appraisal for this area confirms that the defined special interest that needs to be assessed is "This is a pleasant, quiet area, with some fine examples of early to mid 19th century detached villas, set within spacious gardens facing the sea. The style of architecture is mixed: white painted stucco is common but local stone and brick is also present. The original street pattern remains and through traffic is restricted, giving the area an almost semi-rural feel, assisted by the presence of stone boundary walls and hedges." However, the application is not supported by sufficient justification (including a Landscape Visual Impact Assessment) that sufficiently demonstrates the harm to the defined interest of the conservation area and the proposed development's impact on this area. It is the opinion of RTC that a building of this scale and mass in this location is likely in isolation to cause significant harm to the defined interest and therefore on this basis recommends refusal.**
- 2. The application by reason of scale, mass and location, with its height being significantly higher than other buildings in this location creates an over dominance within this area and therefore does not conform with policy DM2 which confirms that applications must "Complement the character of the surrounding area, particularly in Conservation Areas and AONB, as defined in Conservation Area Appraisals, Village Design Statements or other Supplementary Planning Documents that define locally distinctive areas"**
- 3. The application proposes a significant development to the rear of residential premises and no consideration has been given to appropriately screening the site from its adjoining neighbours. However, even with this screening RTC's planning committee consider that the scale and mass represents an over dominance and therefore does not complement the character of the surrounding area in accordance with policy DM2.**
- 4. The materials proposed for this site are considered by the Town Council to be out of character with the surrounding uses due to their scale and mass. Insufficient consideration has been given to the scale of proposed use within this area and how any proposal could be broken up visually to reduce the impact of a large 'block' of materials and its**

impact on the conservation area.

5. The application is not covered by sufficient detail in relation to surface water runoff from the site and is not accompanied by relevant calculations in relation to the hard court surfaced areas and proposed attenuation methods.
 6. The application proposed, even though it is some distance from the adjoining neighbours, is of such scale and dominance that it is considered by the Town Council that overlooking will occur and as such represents a reason for objection. In addition, as it will not be possible for mitigation to be provided through a condition for obscure glazing RTC consider that the application should be refused on these grounds.
 7. This area is a 'quiet and verdant area' through reference to the Conservation Area appraisal and as such a unit of this nature through the noise created by its occupation (and due to nature of the site noise travelling in a northerly and westerly direction), which is considered will be all year round and late in to the evening, has not been assessed including insufficient attention to access arrangements for students in the evenings and weekends.
 8. The application is considered to be deficient in detail in relation to an assessment of the loss of open space provision within this area of Ryde together with any compensation proposed
 9. The application has not considered whether it will be possible to deliver the road access improvements necessary in relation to the culvert adjacent to the site access.
 10. The proposed play area, immediately adjacent to neighbours is considered to be lacking in information as there is no detail within the proposal in relation to lighting and no impact assessment has been provided in relation to this provision together with any mitigation proposed.
 11. Ryde Town Council considers that a parking provision assessment should be required – the school has no power to prevent occupants from parking cars in the adjacent roads and in addition this assessment should also include seasonal visitors to the site such as summer students.
 12. The application, being a C2 use class, has insufficiently demonstrated whether there is an impact on the SPA and therefore we request that the applicant either carries out a Habitats Regulation Assessment or provides the required mitigation in accordance with the Solent SPA SPD on a per student basis.
9. **TRAFFIC ORDERS**
Parking in Hope Road, Ryde, Isle of Wight.

10. PLANNING DECISIONS

Week ending 17th November 2017

Application No: P/01155/17

Location: 13 Binstead Lodge Road, Ryde, Isle Of Wight, PO333SG

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed fence to rear boundary, retention of patio and associated ground works to rear garden.

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01136/17

Location: 1a, West Place, Ryde, Isle Of Wight, PO332QL

Parish: Ryde Ward: Ryde North West

Proposal: Variation of conditions 3 & 8 on P/00540/08 - TCP/28960 to allow increase to parking provision; removal of pre-commencement conditions 2, 4, 5 & 7

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01142/17

Location: Buckland Cottage, Spencer Road, Ryde, Isle Of Wight, PO333AH

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of workshop, greenhouse and utility; alterations; proposed two storey extension and extension at 1st floor level

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 24th November 2017

Application No: P/01165/17

Location: D'andrea, 1 Thornton Close, Ryde, Isle Of Wight, PO331PF

Parish: Ryde Ward: Ryde East

Proposal: Demolition of existing garage proposed replacement garage Incorporating Hobby Room

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01156/17

Location: Ryde Academy, Pell Lane, Ryde, Isle Of Wight, PO333LN

Parish: Ryde Ward: Ryde West

Proposal: Variation of conditions 2 & 10 on P/00158/16 to allow alterations to proposed footpath and access road

Decision: Granted Plan Permission (or issue Cert)

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

ash tree T57, protected by a TPO, does not have adequate mitigation for its removal. The proposal is for the provision of a young oak to replace the existing ash tree. Allowing this tree to grow to full maturity will do significant damage to the pavement and the boundary wall, so it would have to be severely growth restricted in its proposed position.

Week ending 1st December 2017

None

11. TREE DECISIONS

Protection Trees Ryde Conservation Area

Location 8, Lind Street, Ryde, PO33

No objection to the following:

To prune the roots of the cherry tree as described in the application.

Reason: The work is necessary to prevent the roots lifting the pavement.

Protection Trees in Ryde Conservation Area

Location West Sands, Buckingham Close, Ryde, Isle of Wight, PO33 2DN

No objection to the following:

To reduce the tree of heaven by 15% of the current crown volume and reduce the crown of the fig tree detailed in the application by 25%.

Reason: The work is necessary to prevent the trees from causing a nuisance and coming into conflict with the neighbouring trees.

12. LICENSE APPLICATIONS

None

13. LICENSE DECISIONS

None

14. DELEGATED POWERS OVER THE XMAS PERIOD

To remind the committee that the clerk has delegated powers to submit planning comments over the Xmas period. Should any applications that may require "calling in" before the IW Council Planning Committee be submitted during that time, the clerk will delay submission and ask for a time extension to comment.

15. PLANNING BUDGET

To inform the committee of the planning budget agreed by the finance committee.

16. CCTV CAMERA PROVISION

To update the committee on the latest proposals for CCTV provision in the Ryde Area.

17. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 23rd January 2017.