



**RYDE
TOWN COUNCIL**

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

Email: chris.turvey@rydetowncouncil.gov.uk

13th June 2018

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 19th June 2018** 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 29th May 2018.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Ryde BoRo Bike Experience.
- UK Pride update.

5. COMMITTEE MEMBERS QUESTIONS

To receive questions from planning committee members.

6. PRESENTATION ON REGENERATION

To receive a presentation from Miss Helen Keogan of the Coastal Communities Group on the regeneration options for Ryde.

7. RYDE REGENERATION AND NEIGHBOURHOOD PLANNING

To consider the options available to RTC regarding strategic planning matters and referred to in the attached report and recommend the appropriate way forward to the Full Council.

8. PLANNING APPLICATIONS

Week Commencing 1st June 2018

1. Application No: P/00590/18 Alt Ref: TCP/00053/E
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Boulders Mead, Quarr Road, Ryde, Isle Of Wight, PO334EL
Proposal: Proposed single storey extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00590/18>

2. Application No: P/00571/18 Alt Ref: TCPL/13132/T
Parish(es): Nettlestone & Seaview Ward(s): Nettlestone & Seaview
Location: No Mans Land Fort, The Solent, Ryde, Isle of Wight
Proposal: Construction of breakwater harbour and helipad
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00571/18>

3. Application No: P/00572/18 Alt Ref: LBC/13132/R
Parish(es): Nettlestone & Seaview Ward(s): Nettlestone & Seaview
Location: No Mans Land Fort, The Solent, Ryde, Isle of Wight
Proposal: LBC for construction of breakwater harbour and helipad
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00572/18>

Week Commencing 8th June 2018

4. Application No: P/00222/18 Alt Ref: TCP/29837/E
Parish(es): Ryde Ward(s): Ryde West
Location: land adjacent to 17, Winston Avenue, Ryde, Isle Of Wight, PO33
Proposal: Proposed 2no. flats (revised application form - section 25
(certificates))(readadvertised application)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00222/18>

5. Application No: P/00591/18 Alt Ref: TCPL/16406/F
Parish(es): Ryde Ward(s): Ryde North East
Location: 20 Monkton Street, Ryde, Isle Of Wight, PO332BZ
Proposal: Proposed orangery at rear of dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00591/18>

6. Application No: P/00592/18 Alt Ref: LBC/16406/E
Parish(es): Ryde Ward(s): Ryde North East
Location: 20 Monkton Street, Ryde, Isle Of Wight, PO332BZ
Proposal: LBC for proposed orangery at rear of dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00592/18>

7. Application No: P/00585/18 Alt Ref: TCP/11300/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 25 Westfield Park, Ryde, Isle Of Wight, PO333AB
Proposal: Proposed balcony with railings; picture window
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00585/18>

8. Application No: P/00643/18 Alt Ref: TCP/16880/A
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; construction of detached
house (2 bedroom); provision of 1 parking space each for new & existing
dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00643/18>

Week Commencing 15th June 2018

9. Application No: P/00633/18 Alt Ref: TCP/13397/E
Parish(es): Ryde Ward(s): Ryde North West
Location: W Hurst & Son (IW) Ltd, 26-27 Union Street, Ryde, Isle Of Wight, PO332DT
Proposal: Change of use from a first and second floor flat to provide storage accommodation for W. Hurst & Son (IW) Ltd
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00633/18>

9. PLANNING APPEALS

None

10. PLANNING DECISIONS

Week ending 25th May 2018

Application No: P/00385/18

Location: 92 Monkton Street, Ryde, Isle Of Wight, PO332BZ
Parish: Ryde Ward: Ryde North East
Proposal: Lawful Development Certificate for continued use of vehicular access and driveway
Decision: Granted Plan Permission (or issue Cert)

Application No: P/00382/18

Parish: Ryde Ward: Ryde East
Proposal: Demolition of existing depot buildings, construction of 6 no. new dwellings, with temporary accommodation for duration of construction works.
Location: Victoria Depot, Victoria Crescent, Ryde, Isle Of Wight, PO331DQ
Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

- 1. The proposal by reason of the numbers of dwellings proposed as well as their siting, scale, design and layout of the dwellings within a relatively limited site area would result in a cramped and contrived form of development contrary to the character of the area. The proposal would result in limited amenity spaces for occupants of some of the dwellings and would be symptomatic of overdevelopment. As such the proposal would be out of character with surrounding properties and failing to preserve or enhance the character, context and appearance of the area, contrary to Policies SP1 (Spatial Strategy), SP5 (Environment) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy and principles of good design and sustainable development as contained within the National Planning Policy Framework.*
- 2. The proposed dwellings because of their height (with regards to the two storey dwellings) and position close to the boundary of the site would be an intrusive, overbearing form of development, resulting in overlooking or perceived overlooking and thus would have a serious and adverse effect on the amenities enjoyed by the occupiers of the neighbouring properties. As such, the proposal would result be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the aims of the National Planning Policy Framework.*

3. *The proposed plots 4 and 5 would have an adverse impact on the trees which are of high amenity and contributes to the street scene and wider landscape qualities. As such the proposal would be contrary to Policies SP5 (Environment), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.*

Ryde Town Council shared the concerns of Island Roads with reference to the access to the site. Amended information in line with Island Roads comments on access, visibility splay, refuse access and other transport matters should be presented to enable proper consideration from Ryde Town Council. In addition, if approved a suitable condition should be requested in respect of contamination on the site.

Week ending 1st June 2018

Application No: P/00340/18

Location: The Old House, Spencer Close, Ryde, Isle Of Wight, PO333AW
Parish: Ryde Ward: Ryde North West
Proposal: Proposed single storey side extension
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to the proposal

Application No: P/00416/18

Location: Ryde School, 7 Queens Road, Ryde, Isle Of Wight, PO333BE
Parish: Ryde Ward: Ryde North West
Proposal: Demolition of foyer; replacement foyer
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to the proposal

Week ending 8th June 2018

Application No: P/00409/18

Location: Nationwide Bldg Soc, 3 St. Thomas Square, Ryde, Isle Of Wight, PO332PH
Parish: Ryde Ward: Ryde North West
Proposal: 1 x externally illuminated hanging sign; 2 x non illuminated fascia signs; ATM surround and grey vinyl
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to the proposal

Application No: P/00442/18

Location: 36 Pellhurst Road, Ryde, Isle Of Wight, PO333BP
Parish: Ryde Ward: Ryde West
Proposal: Proposed single storey rear extension.
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to the proposal

11. PLANNING APPEAL DECISIONS

Appeal Ref: APP/P2114/D/18/3199463

24 Salisbury Road, Ryde, PO33 1BY

The application, Ref. P/01436/17 was refused 22nd. Jan 2018.

The development proposed is a single storey extension.

Decision

The appeal is allowed and planning permission is granted for a single storey extension at 24 Salisbury Road, Ryde in accordance with the terms of the application, Ref. P/01436/17, dated 24 November 2017,

Ryde Town Council did not object to the proposal

12. TREE DECISIONS

Protection Trees in Ryde St Johns Conservation Area

Location St Cecilia's Abbey, Appley Rise, Ryde, Isle of Wight, PO331LF

No objection to the following:

Consent to pollard the tree by 50% of its current height.

Reason: The tree has an extensive basal decay that is undermining the trees safety. The work proposed will reduce the trees weight and chances of collapse whilst retaining the tree for the future. To ensure the health and future amenity value of the trees.

Protection Trees in Tree Preservation Order 1949/1 G2

Location The Old House, Spencer Close, Ryde, Isle of Wight PO33 3AW

Consent for the following:

Consent to lift the crown of the horse chestnut to 5 metres and thin the crown by 20%.

Reason: The work is necessary to enable the better form the trees crown.

13. LICENSE APPLICATIONS

None

14. LICENSE DECISIONS

None

15. PUBLIC REALM BUDGET APPLICATIONS

To consider applications for Public Realm funding.

16. TOWN HALL CLOCK

To discuss the possibility of funding the use of solar panels to power the Town Hall Clock.

17. DEPLOYABLE CCTV FOR RYDE

To receive a report on the options available regarding remote deployable CCTV provision in Ryde and make a recommendation to Full Council.

18. SUSTAINABLE TRANSPORT INNOVATION GRANT

To notify the committee of the funds which are available through the IW Council for projects involving sustainable transport.

19. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **10th July 2018** .



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14th June 2018

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

To be held on **TUESDAY 19th June 2018** at the **Council Chambers, 10 Lind Street, Ryde, Isle of Wight, PO33 2NQ** commencing at **7pm**.

SUPPLEMENTARY PLANNING AGENDA

20. CHANGES TO PARKING ARRANGEMENTS AT RYDE PIER HEAD

To consider the proposed new car parking and access arrangements to Ryde Pier Head and discuss the possibility of forming a delegation to meet with Wightlink to discuss their proposals.

Reniera O'Donnell
Assistant Director Regeneration
Isle of Wight Council
County Hall
Newport
Isle of Wight
PO30 1UD

26th March 2018

Dear Reniera

Thank you for your time at Ryde Town Council's Planning Committee meeting on 6th March 2018. You kindly presented the work undertaken by the I W Council Regeneration Team to date and updated on the next stages of the plan.

Subsequent to that meeting the Ryde Town Council Clerk requested a copy of the presentation but received an abridged version of what was shown that night. RTC now request a copy of the full version of the presentation. RTC are aware of the sensitivity of this document and will treat it as confidential whilst it is a draft proposal.

Ryde Town Council has, over the past 4 years been involved in consultation of options for the seafront as an active member of the Ryde Masterplan group and as the Coastal Communities Team. RTC has also responded to consultations on the draft Ryde Area Action Plan carried out by the Isle of Wight Council. Therefore, it is considered by RTC that the views of the community have been fully consulted and as such areas put forward for redevelopment are understood and at this stage should not be altered to ensure full community engagement over the lifetime of the project.

Ryde Town Council owns or controls limited land on Ryde Esplanade but has a role to play in shaping development for its community. Therefore, it can take a different stance to that of "landowner" and should articulate its views on behalf of its residents.

Your presentation included 5 options for regeneration and various other 'givens' (including the inability to build on the Esplanade Car park) which helped to build in a degree of inflexibility. In addition, you gave an evaluation of the existing land use of Eastern Gardens which diminished its community value.

Although it was a "broad brush" presentation the intent of each proposal was adequately laid out. Ryde Town Council believes that none of the proposed options addressed the needs of Ryde in terms of regeneration and that the IW Council's preferred option is probably the least attractive for Ryde.

Ryde Town Council has been involved in the latest consultation workshops and the findings from those, which have so far been published, are not reflected within your latest 5 proposals. Development of Eastern Gardens with high density housing has never previously been mentioned during the consultations and this proposal would not gain support from Ryde.

The future of the Ice Rink is central to any scheme and this was not addressed during your presentation although it has a huge bearing on any regeneration plans.

Ryde Town Council is in the process of formulating what it considers acceptable regeneration in principle and what considers unacceptable regeneration in principle with the view of articulating this to the IW Council's Regeneration Team. The terms of reference for inclusion on the list will be as a results of previous consultation with residents and the information gleaned from the workshops which are ongoing.

The IW Council's preferred option (3a) concentrates, mainly, on housing in 2 areas, Eastern Gardens and Upper St Thomas Street Car Park (annotated as St Thomas Road Car Park in the presentation) although other developments are listed no details are available. The proposal includes 155 houses to be spread on both sites. The St Thomas Street Car Park site is subject to a covenant from the buildings behind which restrict the height of any proposals and this will limit house numbers.

In conclusion, it is felt by Ryde Town Council that any regeneration should take into account any previous and current community engagement as to what is or is not acceptable site by site and I will let you have a copy of what we have once it has been finalised.

Yours Sincerely



Chris Turvey
On behalf of Ryde Town Council Planning Committee