



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 12th January 2016 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Cllr.T.Wakeley (Chair), Cllr.D.Woodward, Cllr.M.Ross

In attendance: Peter Griffiths, clerk to the committee.

PUBLIC QUESTION TIME

Mrs.Newbury asked about the development to the rear of 246 St. Johns Road that she stated was transferred on the understanding that only pedestrians and bikes could use it.

P/01/16 – Ryde Town Council resolved to make contact with the Isle of Wight Council to examine the facts and feedback to Mrs.Newbury.

Mrs.Conyers asked about what is happening with 10 Lind Street and the new owners. It was confirmed that the Town Council are currently negotiating with the owners but any other matter that needs to be discussed with the owners needs to be negotiated directly with the freeholders.

Mrs.Harkins stated that there were builders building 4 bedsits behind her premises that she believed did not have planning consent and that this would lead to more problems with the rubbish being left in unsightly places.

P/02/16 – Ryde Town Council resolved to make contact with Mrs.Harkins and arrange to visit her to discuss the issues she has raised.

Mrs.Wood asked about enforcement activities within the town. It was confirmed that this item would be covered under agenda item 4.

1. APOLOGIES

Cllr. R.Milburn, Cllr.H.Adams, Cllr.P.Warren, Cllr.J.Moore

2. DECLARATIONS OF INTEREST

All Councillors present declared that they knew the applicant for planning agenda item 6, as it is Cllr. Whittle.

3. MINUTES

P/03/16 - Ryde Town Council resolved that the minutes of the meeting held on the 15th December 2015 be approved as a true record of the meeting and signed by the chairman.

4. PROGRESS ON ACTION TAKEN

It was confirmed that Cllr. Warlow was attending a meeting with Island Roads to examine which roads would be included for resurfacing during the 2016/17 financial year. It was confirmed that following the meeting a report would be brought back to the next planning committee.

It was reported that ongoing discussions were being held with the Isle of Wight Council over the enforcement action that was going to be taken in respect of key buildings. It was confirmed that Planning Enforcement is a discretionary service and that members of IWALC were seeking to provide additional resources for legal and support work through contributions made by Town and Parish Councils.

It was confirmed verbally that the Isle of Wight Council were considering action in respect of a number of buildings in Ryde and that a further update would be provided at the next planning committee.

It was additionally confirmed that Ryde Theatre was in private hands and that if any community group wished to make contact with the owners about the clock or the organ then they needed to make contact via the owner's agent.

P/04/16 – Ryde Town Council resolved to formally contact the Isle of Wight Council in respect of Ryde Theatre, The Conservative Club Lind Street, Vectis Hall, the Royal York and properties in Castle Street/Nelson Place.

5. MEMBERS' QUESTIONS

Cllr. Moore submitted a written question on whether the Isle of Wight Council had produced a new plan for Memorial Gardens. It was confirmed that no additional plan had been drawn up.

6. PLANNING APPLICATIONS

24th December 2015

1. Application No: P/01371/15 Alt Ref: TCP/32493
Parish(es): Ryde Ward(s): Ryde North West
Location: land rear of 12, Union Street, Ryde, Isle of Wight, PO33

Proposal: Proposed detached dwelling with integral garage; vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01371/15>

P/05/16 – Ryde Town Council does not object to this application but requests that obscure glazing is provided on the side elevations of the building (for the living accommodation areas only) to prevent any perceived overlooking issues.

In addition it is requested that the applicant confirms whether a contribution towards the SPA and Affordable Housing are being made in accordance with the adopted Supplementary Planning Documents.

2. Application No: P/01464/15 Alt Ref: TCP/22913/B
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 6 The Old Forge Close, Ryde, Isle of Wight, PO333PL
Proposal: Single storey rear extension to form family room
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01464/15>

P/06/16 – 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.

3. Application No: P/01485/15 Alt Ref: TCP/32496
Parish(es): Ryde Ward(s): Ryde East
Location: 21 Grasmere Avenue, Ryde, Isle of Wight, PO331NU
Proposal: Demolition of porch; single storey extension to front elevation to form additional bedrooms; alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01485/15>

P/07/16 – 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 in accordance with the recommendations of the Ryde Surface Water Management Plan.

4. Application No: P/01486/15 Alt Ref: TCP/16047/G
Parish(es): Ryde Ward(s): Ryde North West
Location: 22 Argyll Street, Ryde, Isle of Wight, PO333BZ
Proposal: Demolition of conservatory; single storey rear extension to provide additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01486/15>

P/08/16 – Ryde Town Council does not object to this application but requests that the applicant confirms whether a contribution will be sought for the SPA in accordance with the adopted SPD.

1 January 2016

5. Application No: P/01427/15 Alt Ref: TCP/17995/B

Parish(es): Ryde Ward(s): Ryde North West
Location: land between, 4 and 5, Castle Street, Ryde, Isle of Wight, PO33
Proposal: Alterations and conversion of garage to form residential unit
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01427/15>

P09/16– Ryde Town Council objects to this application on the basis that the front elevation of the building does not propose materials that maintain or enhance the setting of the Conservation Area in accordance with DM2. In addition Ryde Town Council objects to this application due to the fact that insufficient storage is provided for bins in accordance with SP8 and DM19.

In addition the Town Council considers that consultation with the Fire Officer will be required in respect of this application to ensure safe means of access and egress for residents who use the alleyway as a thoroughfare to ensure that satisfactory provision for storage of waste does not impede on this passageway.

Furthermore the Town Council request that further information is requested from the applicant to confirm whether the provisions of the Affordable Housing SPD are being met in respect of this application.

6. Application No: P/01504/15 Alt Ref: TCP/32506
Parish(es): Ryde Ward(s): Ryde North West
Location: Kiosk and public conveniences, western end of, Esplanade, Ryde, Isle of Wight,
Proposal: Alterations and extension to kiosk; alterations to public conveniences and landscaping
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01504/15>

P/10/16 – Ryde Town Council does not object to this application but requests that additional provision is made within the disabled toilet for a baby changing station.

7. Application No: P/01508/15 Alt Ref: TCP/12016/T
Parish(es): Ryde Ward(s): Ryde North West
Location: British Telecom, Telephone Exchange, St. James Street, Ryde,
Proposal: Prior Notification for the replacement of 3 x antennas and 3 x mast head amplifier units with 3 new antenna units and 3 MHAs, proposed SAMO equipment cabinet with associated ancillary development
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01508/15>

P/11/16 – Ryde Town Council does not object to this application.

7. PLANNING REVISIONS

None received.

8. PLANNING APPEALS

The committee was advised of the following appeal decision:

Appeal Ref: APP/P2114/W/15/3087225

Brickfields Horsecountry, Newnham Road, Ryde, Isle of Wight PO33 3TH

The appeal has been allowed and planning permission has been granted for change of use of land and buildings to haulage operating centre including plant hire and ancillary aggregate storage (sui generis use) at Brickfields Horsecountry, Newnham Road, Ryde, Isle of Wight PO33 3TH in accordance with the terms of the application, Ref P/01085/14-TCP/32000, dated 29 August but as subsequently amended, subject to conditions 1) to 19).

9. PLANNING DECISIONS

The committee was advised of the following planning decisions:

11th December 2015

1. Application No: P/01229/15

Location: 6 Pitt Street, Ryde, Isle of Wight, PO333EB

Demolition of single storey extension; proposed two-storey extension on side elevation to form additional living accommodation (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this application.

2. Application No: P/01231/15

Location: Lloyds TSB, 35 Union Street, Ryde, Isle of Wight, PO33

Proposal: LBC for replacement ATM's

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this application.

3. Application No: P/01206/15

Location: 28 Riboleau Street, Ryde, Isle of Wight, PO332JT

Demolition of rear extension; single/two storey rear and side extension to provide additional living accommodation and garage; patio

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this application.

4. Application No: P/00652/15

Location: 36 Park Road, Ryde, Isle of Wight, PO331HH

Proposal: Demolition of garage; construction of end of terrace dwelling

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council objected to this application on the basis that there had been no attempt to improve the drainage situation as part of this application.

18th December 2015

5. Application No: P/01113/15
Location: Amaryllis, 6 Marlborough Road, Ryde, Isle of Wight, PO331AA
Proposal: Proposed detached dwelling and garage
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this application.

6. Application No: P/01282/15
Location: 30 Westfield Park, Ryde, Isle of Wight, PO333AB
Proposal: Replacement roof to garage; construction of a 2 metre high garden wall
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this application.

24th December 2015

7. Application No: P/01277/15
Location: land adjacent, 27, Salisbury Road, Ryde, Isle of Wight, PO33
Proposal: Proposed detached dwelling with vehicular access and parking
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this application.

8. Application No: P/01353/15
Location: 12 Hope Road, Ryde, Isle of Wight, PO331AG
Proposal: Demolition of lean-to and porch; alterations; single storey side/rear extension
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this application.

9. Application No: P/01254/15
Location: 10 Esplanade, Ryde, Isle of Wight, PO332DY
Proposal: Change of use from retail to amusement arcade
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this application.

10. Application No: P/01255/15
Location: 10 Esplanade, Ryde, Isle of Wight, PO332DY
Listed Building Consent for internal alterations in connection with change of use from retail to amusement arcade (revised description)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this application.

11. Application No: P/01264/15
18 Winston Avenue, Ryde

Refuse Plan Perm (or not issue Cert)

1 Due to the lack of space between the proposed dwelling and number 18 Winston Avenue, the proposal would result in an overbearing impact upon the amenity of no.18 and result in an unacceptable loss of natural light and outlook from principle windows that serve primary living accommodation, harming the amenity standards of existing and prospective occupants of this property. Therefore, the proposal would fail to comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

2 The proposals envisaged within this application would result in an unacceptable gradient on the public highway and would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Ryde Town Council did not object to this application.

10. TREE DECISIONS

The committee was advised of the following tree decisions:

**1. GREENACRE, 137 WEST HILL ROAD, RYDE
TREE PRESERVATION ORDER TPO/2015/19**

**2. OLINDA HOUSE, 1 TRINITY STREET, RYDE
TREE PRESERVATION ORDER TPO/2015/20**

11. LICENSING APPLICATIONS

P/12/16 – Ryde Town Council raised no objection to the Street Furniture application for the Crown Public House

12. DATE OF NEXT MEETING

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