



# RYDE

## TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 2<sup>nd</sup> February AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Cllr.P.Warren (Deputy Chair), Cllr.J.Moore, Cllr.M.Ross

In attendance: Peter Griffiths, clerk to the committee.

#### **PUBLIC QUESTION TIME**

No questions were raised.

#### **1. APOLOGIES**

Cllr.T.Wakeley (Chair), Cllr. R.Milburn, Cllr.H.Adams, Cllr.D.Woodward

#### **2. DECLARATIONS OF INTEREST**

No declarations of interest.

#### **3. MINUTES**

**P/13/16 - Ryde Town Council resolved that the minutes of the meeting held on the 12<sup>th</sup> January 2016 be approved as a true record of the meeting and signed by the deputy chairman.**

#### **4. PROGRESS ON ACTION TAKEN**

It was confirmed that discussions were still ongoing with the owners of Ryde Theatre but that currently, as the building was wind and water tight, it was not considered by the IWC that any further action could be taken at this point. Discussions are still being held between the owner and Ryde Town Council in order to try and broker a long term solution for the site.

It was confirmed that the IWC were in the process of drawing up the required formal enforcement notices in respect of the Conservative Club, Lind Street but that this situation had not altered since January 2016.

**P/14/16 Ryde Town Council Planning Committee resolved to write to the IWC to request an update on whether formal action is going to be taken in respect of Conservative Club, Lind Street, Ryde.**

It was confirmed that ongoing dialogue was taking place between the owners of Vectis Hall, Ryde Town Council and the Isle of Wight Council. There are two issues that need to be resolved in this case. Firstly there is an absent freeholder who does not reside in the UK and cannot currently be located and secondly there are potential issues regarding the stability of the wall to take redevelopment proposals. Discussions are ongoing.

It was further confirmed that the clerk had been informed that Cllr.Whittle had met with the IWC in respect of the Royal York and that he had agreed with officers that he would try and talk to the owner about the external appearance of the building. It was confirmed to the IWC that Cllr.Whittle did not represent the view of RTC Planning Committee and that further contact had been made with the Isle of Wight Council about the need for action on this site with no response.

**P/15/16 Ryde Town Council Planning Committee resolved to write to the Head of Planning and Housing to ask what the current situation is regarding formal enforcement action being carried out in respect of the Royal York.**

## **5. MEMBERS' QUESTIONS**

Cllr Moore questioned the number of benches in Memorial Gardens and whether 6 were going to be provided as it appeared to be only 5. It was confirmed that 6 had been ordered.

Cllr Warren asked whether the hedges were going to be trimmed at Memorial Gardens, whether the mailbox that is in the hedge is going to be removed or straightened and whether the wooden sign is going to be treated prior to opening.

**P/16/16 Ryde Town Council resolved to request the clerk makes contact with the Isle of Wight Council to seek clarification on the final improvements to Memorial Gardens prior to their opening.**

Cllr.D.Woodward submitted a written question in connection with Lancasters Estate Agents, High Street Ryde in connection with the two banners that are on the building in a prominent location.

**P/17/16 Ryde Town Council resolved to formally raise the issue of the advertising banners on Lancasters, High Street, Ryde with the planning enforcement team.**

## **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

**P/18/16 Ryde Town Council resolved to confirm that this application is considered to be a positive improvement to Vernon Square and is therefore supported.**

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

**P/19/16 Ryde Town Council resolved not to object to this application but considers that the IWC should apply the provisions of the Affordable Housing SPD and the SPA SPD to this application.**

### **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

**P/20/16 Ryde Town Council resolved not to object to this application.**

### **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

**P/21/16 Ryde Town Council resolved not to object to this application.**

### **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

**P/22/16 Ryde Town Council resolved not to object to this application subject to the comments of the IWC Conservation Officer.**

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

**P/23/16 Ryde Town Council resolved not to object to this application.**

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.

**P/24/16 Ryde Town Council resolved not to object to this application but comments that satisfactory provision must be maintained for Affordable Housing as part of this amended scheme.**

## **7. PLANNING REVISIONS**

None received.

## **8. PLANNING APPEALS**

None received.

## **9. PLANNING DECISIONS**

### **Decisions week commencing 8<sup>th</sup> 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 15<sup>th</sup> 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 22<sup>nd</sup> 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 Ivy 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. LICENSING 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**

The works programme for Island Roads was reported to the committee for noting.

## **14. Ryde Academy**

It was confirmed that a consultation on the redevelopment of Ryde Academy has taken place on the 26<sup>th</sup> January 2016 and that further details can be obtained through the planning consultant.

## **15. Green Infrastructure and Ryde Area Action Plan budget**

**P/25/16 Ryde Town Council Planning Committee resolved to recommend spending £500 of the Ryde Area Action Plan budget on initial improvement works to Swanmore Meadows.**

**P/26/16 Ryde Town Council Planning Committee resolved 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. Coastal revival fund**

**P/27/16 Ryde Town Council Planning Committee resolved to submit an amended bid to the Coastal revival fund for improvements to the fencing along the Rose Garden (Esplanade) subject to confirmation from the Isle of Wight Council (landowner) that this project can be delivered by March 2017.**

**P/28/16 Ryde Town Council Planning Committee resolved to obtain**

**quotations for the installation of a pathway across Eastern Gardens in the same treatment as has recently been installed on Memorial Gardens in order to deliver improvements for pedestrians in this area. The project is to be funded through the Ryde Area Action Plan budget.**

**17. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the 23<sup>rd</sup> February 2016.