



**RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 5th April 2016 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

Present: Cllr.T.Wakeley (Chair), Cllr.P.Warren (Deputy Chair),
Cllr.J.Moore, Cllr.H.Adams, Cllr.D.Woodward, Cllr.S.Stephens

In attendance: Peter Griffiths, Planning Clerk.
Chris Turvey, Administration

PUBLIC QUESTION TIME

Mrs Newbury asked for an update on the progress at the Royal York Hotel and was informed that this was an item on the agenda for discussion later.

1. APOLOGIES

Cllr Malcolm Ross sent his apologies.

2. DECLARATIONS OF INTEREST

No declarations were received.

3. MINUTES

P/68/16 - The minutes for the 15th March 2016 were confirmed as read and confirm as accurate and signed off.

4. PROGRESS ON ACTION TAKEN

The committee was informed that Mr Chris Simmons is acting as agent for the owners of Ryde Theatre. The committee was also informed that meetings had taken place in the previous week on site at Ryde Theatre and that work is still ongoing. Further updates will be provided as progress is made.

The committee was informed that the Isle of Wight Council have deemed that work has formally commenced on site at the Royal York Hotel and at this point in time a s215 notice is not considered proportionate. The committee was also informed that

work is ongoing inside the premises to enlarge the bedrooms and external works will be carried out at a later stage.

The committee was informed that a meeting has been set up with IW council executive member Mrs Julia Baker-Smith for the 2nd May to discuss the AAP Infrastructure requirements (education and highways) The clerk will inform the committee of the discussions at a future planning meeting.

The committee was informed that a number of complaints had been received from members of the public. The complaints involve the operation of a business from an address in Swanmore Road which involves the sale of 20+ cars. These cars are parked on the highway and as a consequence cause harm to the amenity of an area or neighbours as set out in Enforcement Policy August 2015. The clerk informed the committee that an enforcement complaint had been submitted to the IW Council and a further complaint had been sent to parking services. As yet no reply had been received. Further updates will be provided as progress is made.

The committee was informed that a planning application has been submitted for 12 new residential units on land off Ashe Road and will come before this planning committee at a future date.

P/69/16 – Ryde Town Council resolved to keep these items on the agenda for regular consideration.

The committee was informed that a presentation had taken place to inform the public of a proposed development of 80 residential units on land off Hope Road. The plans have yet to be formally submitted. Cllr Lilley stated that a Hope Road action group and a save Westridge Farm group had been set up. Cllr Lilley also stated that he considered the vehicular access to be insufficient and asked for more information on housing need in the area.

P/70/16 – Ryde Town Council resolved to take the proposal to a public Consultation and make contact with the developers to arrange their attendance.

The committee was informed by the clerk that he has received confirmation from the IW Council that they consider that they are applying the affordable housing policy correctly. IWC are looking into how their officers report is written so that it is clear and avoids confusion.

The committee was informed that the Cllr Wakeley has written to the IWC requesting a 10% contribution to the Local Flood Risk Management Strategy. Cllr Wakeley has also contacted the Environment Agency giving Ryde Town Council's views on the options.

The committee was informed that £3,500 has been released to carry out further works at Swanmore Meadows. These works include paths, signage and scrub removal.

5. MEMBERS' QUESTIONS

Cllr Warren asked if there had been any progress on the Harcourt Sands planning application. He was informed that negotiations were still ongoing between the LPA and the applicant over the provision of an offsite financial contribution for rented affordable housing within the parish of Nettlestone and Seaview.

Cllr Woodward asked if pavement licenses were put before this committee. He was informed that they were. Cllr Woodward then informed the committee that some Ryde businesses may not be operating with the required license and he was informed that the Licensing Team, on behalf of Island Roads were catching up with all of the outstanding applications.

P/71/16 – Ryde Town council requested that the clerk places an article in the Beacon explaining the need for pavement licenses

Cllr Jill Moore asked if the plans for the official opening of the memorial gardens had been completed. She was informed that the opening would be held on either the 31st May or the 4th June.

6. PLANNING APPLICATIONS

Press list 18th March 2016

1. Application No: P/01532/15 Alt Ref: TCPL/28767/C
Parish(es): Ryde Ward(s): Ryde North East
Location: The Marine, 15 Esplanade, Ryde, Isle of Wight, PO33
Proposal: Demolition of extension on south elevation; proposed three storey extension on south elevation; alterations and conversion of 1st and 2nd floors to provide 10 units of holiday accommodation.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01532/15>

P/72/16 - Ryde Town Council recommends approval of this application subject to the provision of a flood warning and evacuation management plan.

2. Application No: P/01533/15 Alt Ref: LBC/28767/B
Parish(es): Ryde Ward(s): Ryde North East
Location: The Marine, 15 Esplanade, Ryde, Isle of Wight, PO33
Proposal: LBC for demolition of extension on south elevation; proposed three storey extension on south elevation; alterations and conversion of 1st and 2nd floors to provide 10 units of holiday accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01533/15>

P/73/16 - Ryde Town Council recommends approval of this application.

3. Application No: P/00243/16 Alt Ref: TCP/32568
Parish(es): Ryde Ward(s): Ryde North West
Location: 26 West Street, Ryde, Isle of Wight, PO332QQ
Proposal: Demolition of annexe and rear extension; proposed two storey rear

extension to form additional living accommodation; formation of vehicular access and parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00243/16>

P/74/16 - Ryde Town Council recommends approval of this application.

4. Application No: P/00284/16 Alt Ref: LBC/14658/B
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: Haylands Manor, Corbett Road, Ryde, Isle of Wight, PO333LF
Proposal: Demolition of conservatory; proposed orangery on rear elevation; internal alteration

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00284/16>

P/75/16 - Ryde Town Council recommends approval of this application subject to the comments of the Conservation Officer.

5. Application No: P/00300/16 Alt Ref: TCP/24036/A
Parish(es): Ryde Ward(s): Ryde East
Location: 21 Marlborough Close, Ryde, Isle Of Wight, PO331AP
Proposal: Demolition of garage; proposed single/two storey side extension to form additional living accommodation and garage

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00300/16>

P/76/16 - Ryde Town Council recommends approval of this application.

Press list 24th March 2016

6. Application No: P/01447/15 Alt Ref: TCP/26333/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 28a, Westfield Park, Ryde, Isle Of Wight, PO333AB
Proposal: Proposed detached garage; dropped kerb

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01447/15>

P/77/16 - Ryde Town Council recommends approval of this application subject to the approval of the Conservation Officer.

7. Application No: P/00224/16 Alt Ref: TCP/15112/D
Parish(es): Ryde Ward(s): Ryde West
Location: 36 Swanmore Road, Ryde, Isle Of Wight, PO332TQ
Proposal: Demolition of store and WC; alterations and conversion of ground floor to form 2 flats

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00224/16>

P/78/16 - Ryde Town Council recommends approval of this application subject to the provision of appropriate refuse bin storage.

8. Application No: P/00324/16 Alt Ref: TCP/04137/G
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: The Bungalow, Quarr Hill, Ryde, Isle Of Wight, PO334EH
Proposal: Variation of condition no. 2 on P/00544/14 - TCP/04137/F to allow

amendments to approved design of dwelling

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00324/16>

P/79/16 - Ryde Town Council recommends approval of this application.

9. Application No: P/00305/16 Alt Ref: TCP/03311/L

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

Location: Woodend, Pitts Lane, Ryde, Isle Of Wight, PO333SU

Proposal: Variation of condition 2 on P/01068/14 - TCP/03311/K to allow amendments to approved design

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00305/16>

P/80/16 - Ryde Town Council recommends approval of this application.

Cllr Wakeley declared an interest in this application and did not vote.

10. Application No: P/00318/16 Alt Ref: TCP/27642/G

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

Location: Kingarth House, Church Road, Binstead, Ryde, Isle Of Wight, PO333SZ

Proposal: Detached outbuilding to provide pool room

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00318/16>

P/81/16 - Ryde Town Council recommends approval of this application subject to the comments of the Tree Officer.

11. Application No: P/00329/16 Alt Ref: TCP/32587

Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands

Location: 16, Woodland View, Ryde, Isle Of Wight, PO33 2DG

Proposal: Single storey rear extension to form living room

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00329/16>

P/82/16 - Ryde Town Council recommends approval of this application subject to the comments of the Tree Officer.

Press list 1 April 2016

12. Application No: P/01213/15 Alt Ref: TCP/32435

Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands

Location: land rear of 18 to 56 Mitchells Road, and land at and to rear of Sweet Meadows, Upton Road, Ryde, Isle Of Wight, PO33

Proposal: Outline for up to 70 dwellings; associated open space and attenuation ponds; parking and formation of vehicular access off Upton Road (additional information on ecology and archaeology and revised highway plans)(re-advertised)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01213/15>

P/83/16 – Ryde Town Council objects to the updated plan in respect of highways access to this site. The Town Council recognises that Island Roads considers this junction arrangement suitable and that there is the required visibility splays required in accordance with guidance Manual for Streets 2

however in practice the location of a bus at the stop will be a hazard for road users in that location. It is acknowledged by Island Roads that the Traffic Assessment makes reference to a speed survey identifying 85%ile speeds of 31.6mph northbound and 32.2mph south bound. We do not consider that this is just a speed enforcement issue as we do not consider that the police would act in respect of speed limits just over the required level. If a bus is parked at the bus stop it is likely that any cars that pull up behind it will attempt to pass around the bus on a blind curve with traffic passing at speeds in excess of 30mph in the opposite direction. It is considered that this arrangement is likely to lead to an increase in the likelihood of an accident occurring and Ryde Town Council does not consider that a Bus is a temporary structure that should be ignored as it would be regularly parked only in that location.

Ryde Town Council considers that there is additional land in the control of the landowner that could be utilised for the provision of this bus stop in a safe location further south along the same road (where the road is straighter and offers increased visibility and where the bus could be pulled off the highway) and as such does not consider that suitable alternatives to this junction have adequately been investigated by the applicant.

13. Application No: P/00262/16 Alt Ref: TCPL/15083/G
Parish(es): Ryde Ward(s): Ryde North East
Location: Wychwood, 19 Barfield, Ryde, Isle of Wight, PO33
Proposal: Alterations and conversion of 2 flats on ground and first floor level to form 1 residential unit
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00262/16>

P/84/16 - Ryde Town Council recommends approval of this application.

14. Application No: P/00263/16 Alt Ref: LBC/15083/F
Parish(es): Ryde Ward(s): Ryde North East
Location: Wychwood, 19 Barfield, Ryde, Isle Of Wight, PO33
Proposal: LBC for alterations and conversion of 2 flats on ground and first floor level to form 1 residential unit
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00263/16>

P/85/16 - Ryde Town Council recommends approval of this application subject to the comments from the conservation officer.

15. Application No: P/00307/16 Alt Ref: TCP/20021/F
Parish(es): Ryde Ward(s): Ryde North West
Location: 24 Cross Street, Ryde, Isle Of Wight, PO332AA
Proposal: Alterations and proposed balcony at 1st floor level on side/rear elevation to include privacy screen
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00307/16>

P/86/16 - Ryde Town Council recommends approval of this application subject to listed building officers consent.

16. Application No: P/00311/16 Alt Ref: TCP/32589
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands

Location: land rear of 30 Upton Road and adjacent 3 St Mary's Close, off, St. Marys Close, Ryde, Isle Of Wight, PO33

Proposal: Proposed detached dwelling; formation of vehicular access; parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00311/16>

P/87/16 - Ryde Town Council's Planning Committee recommends approval of this application subject to the applicant providing contributions to affordable housing and the Solent SPA in accordance with the adopted SPD's and subject to confirmation that the development will lead to a reduction in surface water runoff from this site.

17. Application No: P/00354/16 Alt Ref: TCPL/11396/K

Parish(es): Ryde Ward(s): Ryde North East

Location: The Vine, 16 Castle Street, Ryde, Isle Of Wight, PO332EG

Proposal: Alterations and conversion of guest house to form a single dwelling house
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00354/16>

P/88/16 - Ryde Town Council recommends approval of this application subject to the provision of adequate bin storage and subject to comments by the conservation officer.

18. Application No: P/00355/16 Alt Ref: LBC/11396/J

Parish(es): Ryde Ward(s): Ryde North East

Location: The Vine, 16 Castle Street, Ryde, Isle Of Wight, PO332EG

Proposal: LBC for alterations in association with conversion of guest house to form a single dwelling house

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00355/16>

P/89/16 - Ryde Town Council recommends approval of this application

19. Application No: P/00352/16 Alt Ref: LBC/20021/G

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

Location: 24 Cross Street, Ryde, Isle Of Wight, PO332AA

Proposal: LBC for proposed balcony at 1st floor level on side/rear elevation to include privacy screen

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00352/16>

P/90/16 - Ryde Town Council recommends approval of this application

7. PLANNING REVISIONS

None

8. PLANNING APPEALS

None

9. PLANNING DECISIONS

Week ending 1st April 2016

Application No: LBC/12944/P, P/00133/16
Location: 174-175 High Street Ryde Isle Of Wight PO332HW
Parish: Ryde Ward: Ryde North West
Proposal: LBC for alterations and conversion of 1st and 2nd floors to form 3 residential units to include storage area at ground floor level
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council's Planning Committee recommended approval of the application subject to the applicant providing contributions to affordable housing and the Solent SPA in accordance with the adopted SPD's

No requirements for affordable housing were asked for.

Application No: TCP/32551, P/00177/16
Location: 111 West Hill Road Ryde Isle Of Wight PO331LN
Parish: Ryde Ward: Ryde East
Proposal: Single storey rear extension to provide additional living accommodation Juliet balcony at 1st floor level on rear elevation
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objections to this application.

Week ending 8th April 2016

Application No: TCP/07460/H, P/00124/16
Location: 10 Alfred Street Ryde Isle Of Wight PO332TS
Parish: Ryde Ward: Ryde South
Proposal: Single storey extension to front and side elevations
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council's Planning Committee recommended approval of this application.

Application No: TCP/23668/A, P/00176/16
Location: Highclere Little Preston Road Ryde Isle Of Wight PO331DG
Parish: Ryde Ward: Ryde East
Proposal: Demolition of bathroom utility and garage alterations two storey side extension to form garage and bathroom single storey side and rear extension to provide kitchen and additional living accommodation
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council recommends approval of this application subject to confirmation that the development will lead to a reduction in surface water runoff from this site.

No condition on reduction in surface water runoff was required.

Application No: TCP/31464/A, P/00963/15

Location: Quarrhurst, Quarr Road, Ryde, Isle Of Wight, PO334E
Parish: Ryde Ward: Binstead and Fishbourne
Proposal: Demolition of dwelling replacement dwelling with detached ancillary amenity building (revised description)(revised scheme)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council's Planning Committee objects to the detached ancillary building on the following basis:

Policy DM2 confirms that ‘the council will support proposals for high quality and inclusive design to protect and enhance our existing environment whilst allowing change to take place.....Development proposals will be expected to:.....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’.

The character and form of this area is defined within the Heritage Statement as 'The overall basis of significance, for buildings and landscape features, are established by the local records and statutory designations and the criteria on which they are based, in the guidance and documents published by English Heritage. Nearby properties which are part of the established character and represent the development of the area at this period Binstead Hall, Kingarth and The Keys and others. However Quarrhurst along with other nearby estates and large houses are representative of the mid Victorian development in this area which was associated with the development of Osborne House and its estate by Queen Victoria and Prince Albert.'

Ryde Town Council considers therefore that in this setting there is precedence for a large house with a gatehouse and therefore the redevelopment of Quarrhurst should be acceptable in principle. However it considers that the setting of the Amenity Block, its scale and mass do nothing to preserve or enhance the character, context and setting of the AONB or the surrounding area.

In addition no further details have been provided concerning the 'ancillary residential accommodation' contained within the amenity block and therefore the Town Council object to this application on the basis that it cannot consider the full implications of this proposal until further details on the use of this residential accommodation can be established with full plans.

Ryde Town Council is aware of the extensive discussions that have taken place over the surfacing works carried out under the LSTF programme and would seek a condition that requires the applicant to carry out these works, whilst recognizing that this condition may not pass the requisite tests of being enforceable. If the applicant is in agreement to this then it may provide additional comfort to local residents.

Conditions on design, and use were attached to the permission granted for the detached ancillary amenity building

Application No: LBC/29870/A, P/00194/16
Location: Ryde Framing 128 High Street Ryde Isle Of Wight PO332RJ
Parish: Ryde Ward: Ryde North West
Proposal: LBC for internal alterations to include new external door on side elevation
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council Planning Committee recommends approval subject to Island Roads agreeing the appropriate location of the planter that is normally located to the front of the proposed access

No condition was attached

Week ending 15th April 2016

Application No: TCP/03422/X, P/00175/16
Location: Copsefield House Copsefield Drive Ryde Isle Of Wight PO333AR
Parish: Ryde Ward: Ryde North West
Proposal: Detached single storey building to form holiday accommodation
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council's Planning Committee recommended approval subject to comments of the tree officer and requests a condition that a register is kept in relation to occupiers of the holiday accommodation to include details of their main home address.

Condition on occupancy records were attached to the permission.

Application No: TCP/32496/A, P/00233/16
Location: 21 Grasmere Avenue Ryde Isle Of Wight PO331NU
Parish: Ryde Ward: Ryde East
Proposal: Demolition of porch alterations single storey extension to front elevation to form bedrooms and porch
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council's Planning Committee recommended approval

10. TREE DECISIONS

22 BUCKLANDS GARDENS, RYDE

Consent to the following: T1 Field Maple – situated as detailed in the application to coppice. T2 Oak - situated as detailed in the application for crown lifting and stem cleaning. T3 Oak - situated as detailed in the application felling of dead tree

Mimosa Lodge, 17 Buckingham Road Ryde

No objection to the following: T1 Mimosa situated as detailed in the application to fell. T2 Horse Chestnut as detailed in the application to fell

23 Seldon Avenue

Consent to carry out the following work to the magnolia positioned as detailed

in the application: reduce length of lowest branch by 50% approx. 2m, reduce length of other northeast branches by 33% Lower crown growth by max 2m other trimming as required to maintain a balanced shape max 20%

11. LICENCE APPLICATIONS

None

12. LICENSE DECISIONS

None

13. Street Naming Request

NEW ROAD NAME APPROVAL REQUIRED – APPLICATION NUMBER:
P/00571/15 - WESTRIDGE SKIP HIRE LTD, THE YARD, BULLEN ROAD, RYDE.
DEMOLITION OF BUILDINGS AND CONSTRUCTION OF 7 DWELLINGS WITH
VEHICULAR ACCESS AND PARKING - Chestnut Drive

P/91/16 - The Ryde Town Council's Planning Committee discussed the naming of the vehicular access at the development and felt that CHESTNUT DRIVE was too close to other road names in the area and put forward the alternate suggestion of SWAYLANDS CLOSE

14. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 26th April 2016.