



**RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 17th May 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.S.Stephens Cllr.M.Lilley

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

PUBLIC QUESTION TIME

A number of questions were tabled by The Save Westridge Farm Action Group with reference to a proposed planning application at Hope Road. They were informed that the planning committee would reply by letter/email after the meeting.

1. ELECTION OF CHAIR

P/114/16 - Cllr.T.Wakeley was elected as chair.

2. ELECTION OF VICE CHAIR

P/115/16 - Cllr.P.Warren was elected as vice chair.

3. APOLOGIES

Apologies were received by Cllr.D.Woodward

4. DECLARATIONS OF INTEREST

None were received

5. MINUTES

P/116/16 - The minutes for the 26th April 2016 were confirmed as read and confirm as accurate and signed off.

6. PROGRESS ON ACTION TAKEN

It was confirmed that the owner of Ryde Theatre is abroad and that as soon as he returns discussions will commence again. It was stated that work is presently being carried out to reinstate the staircases.

It was confirmed that the Royal York still has very minor works going on internally. It was confirmed that if Ryde Town Council received evidence that work had stopped this would be referred to the Isle of Wight Council.

It was confirmed that the meeting with the IWC on 'infrastructure issues' had taken place on the 16th May 2016 and Cllr.T. Wakeley and the clerk informed members that the AAP may not be published until after the 2017 local government election. The committee was also informed that until adoption of the AAP infrastructure payments would be collected but on the basis of adopted policy. Concerns were raised about the amount of SPD's adopted by the IWC but the IWC felt that it had sufficient comfort within the currently adopted Island Plan Core Strategy to request infrastructure contributions.

P/117/16 – Ryde Town Council Planning committee recommended that the clerks write to the Ryde Ward Members of the Isle of Wight Council and inform them of the outcome of this meeting.

The committee was informed that the owner of Vectis Hall was not contactable and his whereabouts were unknown.

P/118/16 – Ryde Town Council decided to write to Charlotte Hofton to invite her to a future meeting to discuss action on various empty / derelict properties.

It was confirmed that a resident's information meeting in respect of the proposed Hope Road development was held at Grace's Church on the 3rd May 2016 at 7pm to hear residents views. It was confirmed that a further meeting was requested by the developers with the Ryde Planning Committee. This meeting should take place prior to the submission of the planning application scheduled for 30th May. It was agreed that this meeting should be a closed meeting but questions should be submitted by interested parties to the RPC for inclusion in the talks with the developers. Cllr Lilley stated that he was uncomfortable with a private meeting and that he would not be able to attend if it was before 30th May.

P/119/16 - After a vote in which Cllr Lilley was against and the remainder of councillors in favour Ryde Town Council recommended to hold a private (but minuted) meeting with the agent of the Hope Road developers prior to the submission of the planning application.

The committee was informed that the Youth Centre Building, High Street, Ryde was not at present in use.

P/120/16 - Ryde Town Council recommended that the clerks write to the Isle of Wight Council as land owners to find out what the next steps for this building are and the timescale in which it is intended that the building is brought back into use.

The committee was informed that the Coastal Revival Fund application had been successful and £50,000 had been deposited with the IW Council to be spent on new fencing at the Ryde Esplanade to replace an old fence at the boundary with the railway. It was confirmed that this funding would either have to be grant funded or tendered and that discussions were ongoing with Network Rail and as soon as additional information was known the committee would be updated.

Cllr. Lilley asked about the new round of funding and whether RTC would be bidding for this fund.

P/121/16 – Ryde Town Council recommended that details of the next round of CRF funding be researched and full details be brought back to the next meeting.

7. MEMBERS' QUESTIONS

Cllr. Moore requested that a current list of all council assets and those council assets which are available in the Ryde area could be made known.

P/122/16 – Ryde Town Council recommended that the clerks contact the Isle of Wight Council to request a list of all empty council assets in Ryde and then a list of all assets in Ryde and to bring them to the next committee meeting.

Cllr. Lilley asked, further to the discussion on infrastructure held with the Isle of Wight Council, whether Ryde Town Council should consider proceeding with a neighbourhood plan. Discussion took place about the fact that RTC had decided not to do a NP because the AAP was being written and that it was considered that at the time this would cover the majority of the issues. It was also considered as cost prohibitive for Ryde to cover all of the issues needed.

P/123/16 – Ryde Town Council recommended that the clerks write a short report outlining issues that could be covered through a set of local SPD's and then take this to a future meeting.

Cllr. Lilley informed Members of the forthcoming Green Dragons event on the 18th May 2016 and asked what the status of the employment land at Nicholson Road was. It was confirmed that this was in the ownership of the IWC and that RTC had visited the Solent LEP to investigate the possibility of securing funding.

P/124/16 – Ryde Town Council recommended that the clerks contact the Isle of Wight Council to find out the current status of this land.

Cllr. Moore asked about the unused post-box sighted in the Royal George Memorial Gardens. She asked whether it could be removed. In addition she stated that the gate was banging on closure and required a rubber striking plate to stop the noise.

P/125/16 – Ryde Town Council recommended that the clerks contact the necessary bodies to facilitate the removal of the post-box and the repairs to the gate

8. PLANNING APPLICATIONS

Press list 29th April 2016

1. Application No: P/00390/16 Alt Ref: TCP/11019/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 45 Argyll Street, Ryde, Isle Of Wight, PO333BY
Proposal: Extension of existing dropped kerb
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00390/16>

P/126/16 – Ryde Town Council does not object to this application

2. Application No: P/00447/16 Alt Ref: TCP/06056/V
Parish(es): Ryde Ward(s): Ryde North East
Location: The Yard, Marymead Close, Ryde, Isle Of Wight, PO33
Proposal: Demolition of existing buildings; construction of office/workshop with covered workspace at ground floor level and residential unit at first floor level; parking (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00447/16>

P/127/16 - Ryde Town Council recommends approval for this application subject to the provision of a flood warning and evacuation management plan.

3. Application No: P/00486/16 Alt Ref: TCP/07015/K
Parish(es): Ryde Ward(s): Ryde North West
Location: Thackeray House, Union Road, Ryde, Isle Of Wight, PO332FS
Proposal: Proposed 2 flats at ground floor level
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00486/16>

P/128/16 - Ryde Town Council's Planning Committee recommends approval of this application subject to the applicant providing contributions towards Affordable Housing and the Solent SPA in accordance with the adopted SPD's and the provision of adequate bin storage area.

4. Application No: P/00502/16 Alt Ref: TCP/18509/D
Parish(es): Ryde Ward(s): Ryde North West
Location: Doctors Surgery, 18 Garfield Road, Ryde, Isle Of Wight, PO332PT
Proposal: Change of use of doctors surgery to dwelling house
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00502/16>

P/129/16 - Ryde Town Council's Planning Committee recommends approval of this application subject to the applicant providing contributions towards Affordable Housing and the Solent SPA in accordance with the adopted SPD's.

5. Application No: P/00508/16 Alt Ref: TCP/23508/A
Parish(es): Ryde Ward(s): Ryde West
Location: 8 Adelaide Place, Ryde, Isle Of Wight, PO333DP
Proposal: Proposed garden chalet

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00508/16>

P/130/16 - Ryde Town Council's Planning Committee recommends refusal of this application because there is insufficient information on how foul and surface water drainage will be dealt with.

Press list 6th May 2016

6. Application No: P/00270/16 Alt Ref: TCP/10899/H
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: Aldermoor Farm, Upton Road, Ryde, Isle Of Wight, PO333LA
Proposal: Prior approval for alterations and conversion of agricultural barn to form residential unit

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00270/16>

P/131/16 - Ryde Town Council's Planning Committee recommends approval of this application subject to the applicant providing contributions towards Affordable Housing and the Solent SPA in accordance with the adopted SPD's.

7. Application No: P/00447/16 Alt Ref: TCP/06056/V
Parish(es): Ryde Ward(s): Ryde North East
Location: The Yard, Marymead Close, Ryde, Isle Of Wight, PO33
Proposal: Demolition of existing buildings; construction of store with covered workspace at ground floor level and offices and store at first floor level; parking (revised scheme)(corrected description)(readvertised application)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00447/16>

P/132/16 - Ryde Town Council recommends approval for this application subject to the provision of a flood warning and evacuation management plan and flood resilience measures to the ground floor.

8. Application No: P/00491/16 Alt Ref: TCP/15246/G
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: land adjacent to 1, Salters Road, Ryde, Isle Of Wight, PO33
Proposal: Demolition of entrance porch; alterations and conversion of outbuilding to form one residential unit; porch

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00491/16>

P/133/16 - Ryde Town Council's Planning Committee recommends refusal of this application as it is felt that the application sets a precedent of the development of the land to the rear of all of the gardens in this location. It is considered that the building line fronts Salters Road and that this proposal is not in accordance with DM2.

9. Application No: P/00527/16 Alt Ref: TCP/32628
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 2 Berwick Cottages, Binstead Hill, Ryde, Isle Of Wight, PO333RW

Proposal: Demolition of porch; single storey side extension to form additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00527/16>

P/134/16 – Ryde Town Council does not object to this application

10. Application No: P/00531/16 Alt Ref: TCPL/13701/E

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

Location: 46 Union Street, Ryde, Isle Of Wight, PO33

Proposal: Change of use from A1 (retail) to A3 (restaurant)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00531/16>

P/135/16 - Ryde Town Council's Planning Committee recommends that further detail is requested from the applicant on the proposed method of extraction for this restaurant (as similar restaurants on the mainland have extraction facilities provided) and until this is provided the committee recommends refusal of this application in its current form.

P/136/16 – Ryde Town Council requested that the clerks write to the Isle of Wight Council and request details of all properties in the Town Centre boundary and the primary retail frontage to investigate the number of empty shops within the town.

11. Application No: P/00532/16 Alt Ref: LBC/13701/D

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

Location: 46 Union Street, Ryde, Isle Of Wight, PO33

Proposal: LBC for change of use from A1 (retail) to A3 (restaurant)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00532/16>

P/137/16 - Ryde Town Council's Planning Committee recommends that further detail is requested from the applicant on the proposed method of extraction for this restaurant (as similar restaurants on the mainland have extraction facilities provided) and until this is provided the committee recommends refusal of this application in its current form.

12. Application No: P/00538/16 Alt Ref: TCP/30795/B

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

Location: 11 Chapel Road, Ryde, Isle Of Wight, PO333RT

Proposal: Demolition of conservatory and sunroom; alterations; proposed two storey side extension to provide additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00538/16>

P/138/16 – Ryde Town Council does not object to this application

Press list 13th May 2016

13. Application No: P/00381/16 Alt Ref: TCP/32631

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

Location: 29 Bank Gardens, Ryde, Isle Of Wight, PO332SY

Proposal: Alterations to external elevations

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00381/16>

P/139/16 – Ryde Town Council does not object to this application

14. Application No: P/00489/16 Alt Ref: TCP/12920/D
Parish(es): Ryde Ward(s): Ryde South
Location: 95 High Street, Ryde, Isle Of Wight, PO332SZ
Proposal: Alterations and conversion of shop to form flat
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00489/16>

P/140/16 - Ryde Town Council's Planning Committee recommends approval of this application subject to the applicant providing contributions towards Affordable Housing and the Solent SPA in accordance with the adopted SPD's

15. Application No: P/00577/16 Alt Ref: TCP/32551/A
Parish(es): Ryde Ward(s): Ryde East
Location: 111 West Hill Road, Ryde, Isle Of Wight, PO331LN
Proposal: Single storey rear extension to provide additional living accommodation; balcony at 1st floor level on rear elevation (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00577/16>

P/141/16 - Ryde Town Council's Planning Committee recommends refusal of this application as the proposed balcony will overlook neighboring properties. The previous application was for a Juliet balcony which the town council had no issues with but it is considered that this proposed balcony will result in a reduction in amenity for adjoining neighbours.

16. Application No: P/00575/16 Alt Ref: TCP/25208/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 28 Westfield Park, Ryde, Isle Of Wight, PO333AB
Proposal: Proposed 2 storey rear extension to include juliet balconies at 1st floor level; single storey extension with balcony to provide additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00575/16>

P/142/16 – Ryde Town Council does not object to this application.

17. Application No: P/00588/16 Alt Ref: TCP/00053/D
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Boulders Mead, Quarr Road, Ryde, Isle Of Wight, PO334EL
Proposal: Demolition of outbuildings; single storey side extension to form lobby, utility and larder; new pitched roof to replace flat roof over kitchen (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00588/16>

P/143/16 - Ryde Town Council's Planning Committee objects to this application as the measures to protect the tree roots are insufficient. The proposed building will not be constructed on the existing footings as stated on the plans as the footprint of the new building is not the same as the existing and the section shows the proposed footings to be 2m deep. A credible alternative footing design should be proposed to protect the root system.

9. PLANNING REVISIONS

As noted above.

10. PLANNING APPEALS

None

11. PLANNING DECISIONS

Application No: P/00300/16

Location: 21 Marlborough Close, Ryde, Isle Of Wight, PO331AP

Parish: Ryde Ward: Ryde East

Proposal: Demolition of garage; proposed single/two storey side extension to form additional living accommodation and garage

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council recommends approval of this application

Application No: P/00243/16

Location: 26 West Street, Ryde, Isle Of Wight, PO332QQ

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of annexe and rear extension; proposed two storey rear extension to form additional living accommodation; formation of vehicular access and parking

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council recommends approval of this application

Application No: P/00262/16

Location: Wychwood, 19 Barfield, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Alterations and change of use from 3 dwellings to a single dwellinghouse (revised description).

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council recommends approval of this application

Application No: P/00263/16

Location: Wychwood, 19 Barfield, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: LBC for alterations in connection with change of use from 3 dwellings to a single dwellinghouse (revised description).

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council recommends approval of this application

Application No: P/01532/15

Location: The Marine, 15 Esplanade, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

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
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council recommends approval for this application subject to the provision of a flood warning and evacuation management plan

The consent states that a flood warning and evacuation management plan must be put in place

Application No: P/01533/15
Location: The Marine, 15 Esplanade, Ryde, Isle Of Wight, PO33
Parish: Ryde Ward: Ryde North East
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
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council recommends approval for this application subject to the provision of a flood warning and evacuation management plan

The consent states that a flood warning and evacuation management plan must be put in place

Application No: P/01130/15
Location: The Prince Consort, 19 St. Thomas Street, Ryde, Isle Of Wight, PO332DL
Parish: Ryde Ward: Ryde North West
Proposal: Proposed internal and external alterations to include replacement of access gates to refurbish lower ground floor offices and to convert part of lower ground floor and ground floor to a residential unit (revised scheme) (revised description).
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

Application No: P/00307/16
Location: 24 Cross Street, Ryde, Isle Of Wight, PO332AA
Parish: Ryde Ward: Ryde North West
Proposal: Alterations and proposed balcony at 1st floor level on side/rear elevation to include privacy screen
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council recommends approval of this application subject to listed building officers consent.

12. TREE DECISIONS

74 West Hill Road, Ryde, Isle of Wight, PO331LW

Consents to the following

T35 Holly, Cherry and Willow trees – Situated as detailed in the application to fell

Reason: The three trees are dead and becoming dangerous.
TP35 Sycamore – Situated as detailed in the application to raise the crown by the removal of four lower branches to enable better access beneath
Reason: Good arboricultural practice

13. LICENCE APPLICATIONS

1. Application for a Premises Licence for Shipwreck Isle at Appley Beach, Ryde on the 18 & 19 June 2016
https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050711&licencetype=Premises%20Licence&list=consultation_premises

P/144/16 - No formal resolution was agreed in respect of the application but concerns were raised about the proposed use of Western Gardens and the apparent change in location of the event on Appley Beach

2. Application for: Street Trading Consent for Shipwreck Isle, Appley Beach
[https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050714&licencetype=Street%20Trading%20Consent%20\(Market&list=consultation_street_trading](https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050714&licencetype=Street%20Trading%20Consent%20(Market&list=consultation_street_trading)

P/145/16 - No formal resolution was agreed in respect of the application but concerns were raised about the proposed use of Western Gardens and the apparent change in location of the event on Appley Beach

3. Application for: Grant of Street Trading Consent for The Seaview Bistro (Mobile), Ryde to Seaview Seafront and Seaview
https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050767&licencetype=Street%20Trading%20Consent%20%20%20%20%20%20%20%20%20&list=consultation_street_trading

P/146/16 - Ryde Town Council does not object to this application

4. Application for: Island Wide Mobile Street Trading Consent for Wight Ice
https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050775&licencetype=Street%20Trading%20Consent%20%20%20%20%20%20%20%20%20&list=consultation_street_trading

P/147/16 - Ryde Town Council does not object to this application

5. Armed forces day
https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050644&licencetype=Premises%20Licence&list=consultation_premises

P/148/16 - Ryde Town Council does not object to this application

14. LICENSE DECISIONS

1. The following application for a Street Furniture Permit for The Marine, The Esplanade, Ryde has now been processed and issued.

15. Ryde High Street Traffic Management

P/149/16 - The Ryde High Street Traffic Management report was discussed and it was resolved that further investigation would be carried out to assess the feasibility of a full pedestrianisation of the High Street with a full options report being brought back to the next committee meeting outlining all options and the risks involved.

16. Road Naming

**NEW ROAD NAME APPROVAL REQUIRED – APPLICATION NUMBER:
P/00571/15 – WESTRIDGE SKIP HIRE LTD, THE YARD, BULLEN ROAD,
RYDE.**

P/150/16 – Ryde Town Planning Committee resolved that the new road name should be Daisy Close.

17. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 7th June 2016.