



**RYDE  
TOWN COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 7<sup>th</sup> June 2016 AT TOWN HALL CHAMBERS  
10, LIND STREET, RYDE**

Present: Cllr.T.Wakeley (Chair), Cllr.J.Moore, Cllr.H.Adams (Mayor),  
Cllr.S.Stephens, Cllr.M.Lilley, Cllr. D. Woodward

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

**PUBLIC QUESTION TIME**

Mrs Conyers enquired about the works being carried out at Ryde Esplanade Station. She stated that the works to the station canopy were progressing slowly.

**P/151/16 Ryde Town Council Planning Committee recommended that the clerks contact Network Rail and ask for a progress report.**

Mr Gaskin enquired about the meeting which took place on the 24<sup>th</sup> May between the RTC Planning Committee and the representatives for the Hope Road Developers. He was informed that the meeting was not minuted but notes were taken. Notes on the meeting have been circulated to the RTC Planning Committee members and they will be placed on the next RTC Planning Committee agenda

**P/152/16 Ryde Town Council Planning Committee recommended that the clerks would send Mr Gaskin a copy of the meeting notes by email.**

Mrs Newberry asked about plans for the pedestrianisation of Ryde High Street. She was informed that it was an item already on the agenda and would be discussed later.

Mr Miles asked whether the planning application for Hope Road was in the public domain and when it would be discussed by the RTC planning Committee. He was informed that at this time it had not been made available on the IW Council's planning website. He was further informed that as soon as it was published it will be considered at the next available RTC planning meeting.

Mr Gaskin asked whether the RTC Planning Committee meeting which included the Hope Road application would be held prior to the end of the period allowed for

comments to be received by the IW Council. He was informed that the planning meetings are timed to give the RTC Planning Committee time to comment and if there were circumstances when meetings overrun the consultation period the IW Council will allow late submissions.

Mr Gaskin asked whether the RTC Planning Committee were intending to have a site visit. He was informed that this is not normally done but some members of the RTC Planning Committee had looked at the site from the road.

Mr Gaskin asked if there had been any progress on the Pennyfeathers development. He was informed that the various land owners had not yet agreed the s106 agreement process.

The Chairman took the opportunity to express concerns to Cllr. Lilley about Cllr. Lilley's communication with outside bodies regarding suggestions for Coastal Communities Funding projects. Cllr Lilley was reminded that he should act with courtesy at all times when acting on behalf of the Ryde Town Council and it was suggested that he should make the necessary apologies to colleagues and staff.

#### **1. APOLOGIES**

Apologies were received by Cllr.P Warren (Deputy Mayor)

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

None were received

#### **3. MINUTES**

**P/153/16 - The minutes for the 17<sup>th</sup> May 2016 were confirmed as read and confirmed as accurate and signed off.**

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

It was confirmed that Charlotte Hofton had been invited to future planning meetings and that she was informed that planning minutes were available on the RTC website.

It was noted that the Ryde Theatre clock hands had moved and that the owner was, at present, abroad. The committee was informed that a meeting with the owner would be arranged on his return to this country.

It was confirmed that the Royal York still has very minor works going on internally. It was suggested that the clerks should request a schedule of works from the owners.

**P/154/16 – Ryde Town Council recommended writing to the IWC Planning Team seeking clarification on whether they have a schedule of works and requesting that if they do not they ask the owner for one.**

The committee was informed that the IW Council were about to issue an s215 (tidy your site) order to the lease holder of Vectis Hall. The committee was again informed

that the IW Council could not carry out a compulsory purchase order as the freehold owner of Vectis Hall was not contactable and his whereabouts were unknown.

The committee was informed that enquiries had been made to the IW Council about their intentions for the Youth Centre Building. The IW Council confirmed that they had been unsuccessful in marketing the property and were at present considering their options. Cllr Lilley suggested that a community asset transfer under the localism act should be investigated and that local community organisations should approach the IW Council to acquire the building.

The committee discussed the notes of the meeting held on the 24<sup>th</sup> May regarding the Hope Road planning application. Cllr Lilley noted that the application was for full planning consent and asked whether the proposal met with the strategic housing market assessment. He stated that, in his opinion, 1 bedroom units were in very high demand and there should be more in this development.

It was confirmed by the clerks that one of the policies on which this application would be judged was DM3 and this stated needs should be 'based on' and not 'strictly in accordance with'.

He further asked whether the ecological survey included with the application would be checked and verified by the IW Council. He also asked whether the Island Roads Report would be available. He was informed that all these documents would be available on the IW Councils website once the application had been validated.

The clerks confirmed that as soon as the application was published for consultation a suitable alternative planning committee venue would be secured and residents notified. It was confirmed that this would be an ordinary meeting of the planning committee and not a 'special meeting' held to discuss this application on its own.

The committee was informed that various suggestions had been received from Councillors and members of the public with regards to projects looking for funding from the Coastal Communities Fund. The committee was reminded of the tight timetable involved in making an application for the current funding round and informed that only 1 of the suggestions could be taken forward given the timeframe. The committee decided that any suitable schemes which were not deliverable within the current round should be kept under consideration for the next round of funding.

**P/155/16 - Ryde Town Council Planning Committee recommended that the suggestion made by Isle Access (raised by Cllr.Lilley) should be submitted by Isle Access and the bid be supported by Ryde Town Council.**

## **5. MEMBERS' QUESTIONS**

Cllr. Woodward informed the committee that the owners of 11b West Street, Ryde had been carrying out extensive building works and that this property was within a conservation area and covered by Article 4 direction. He had investigated and found that the owner has not applied for consent for the works and suggested that the committee should take action. The clerks confirmed that they would seek enforcement from the IW Council.

**P/156/16 Ryde Town Council recommended that the clerks contact the planning enforcement team and find out what the situation was and if any appropriate action should be taken.**

Cllr Lilley enquired about the Car Parking Strategy Document released by IW Council. He was informed that it was still a strategy rather than a policy.

**P/157/16 Ryde Town Council recommended that the clerks circulate the IW Parking Strategy to Members.**

## **6. PLANNING APPLICATIONS**

### **Press list 20<sup>th</sup> May 2016**

1. Application No: P/00524/16 Alt Ref: TCP/32647  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Flat 1, Park House, 72 West Hill Road, Ryde, Isle Of Wight, PO331LW  
Proposal: Replacement windows  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00524/16>

### **P/158/16 – Ryde Town Council Planning Committee objects to this application**

2. Application No: P/00529/16 Alt Ref: TCP/32271/A  
Parish(es): Ryde Ward(s): Ryde East  
Location: Bartletts Green Farm Cottage, Brading Road, Ryde, Isle Of Wight, PO331QQ  
Proposal: Demolition of lean to section of garage; single storey extension to garage; replacement roof to garage  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00529/16>

### **P/159/16 – Ryde Town Council Planning Committee does not object to this application**

3. Application No: P/00587/16 Alt Ref: TCP/32645  
Parish(es): Ryde Ward(s): Ryde West  
Location: 33 Sherbourne Avenue, Ryde, Isle Of Wight, PO333PX  
Proposal: Proposed single storey rear extension to form additional living accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00587/16>

### **P/160/16 – Ryde Town Council Planning Committee does not object to this application**

### **Press list 27<sup>th</sup> May 2016**

4. Application No: P/00566/16 Alt Ref: TCPL/06916/E  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Stoneycroft, 9 The Strand, Ryde, Isle Of Wight, PO331JD  
Proposal: Alterations and change of use of lower ground floor from self-contained holiday flat to form part of the main residential dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00566/16>

**P/161/16 – Ryde Town Council Planning Committee does not object to this application subject to the provision of a suitable flood risk assessment being carried out.**

5. Application No: P/00567/16 Alt Ref: LBC/06916/F  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Stoneycroft, 9 The Strand, Ryde, Isle Of Wight, PO331JD  
Proposal: LBC for installation of staircase from ground floor to lower ground floor  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00567/16>

**P/162/16 – Ryde Town Council Planning Committee does not object to this application subject to the provision of a suitable flood risk assessment being carried out.**

6. Application No: P/00613/16 Alt Ref: TCP/20890/B  
Parish(es): Ryde Ward(s): Ryde East  
Location: Fourways, Thornton Manor Drive, Ryde, Isle Of Wight, PO331PQ  
Proposal: Demolition of garage; proposed single storey side extension to provide additional living accommodation; patio  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00613/16>

**P/163/16 – Ryde Town Council Planning Committee does not object to this application**

7. Application No: P/00629/16 Alt Ref: TCP/32591/A  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 6 Greenway Close, Ryde, Isle Of Wight, PO333SH  
Proposal: Demolition of conservatory; alterations; proposed single storey rear extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00629/16>

**P/164/16 – Ryde Town Council Planning Committee does not object to this application**

8. Application No: P/00621/16 Alt Ref: LBC/22219/B  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 26 Melville Street, Ryde, Isle Of Wight, PO332AN  
Proposal: LBC for internal and external alterations to include new door on front elevation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00621/16>

**P/165/16 – Ryde Town Council Planning Committee does not object to this application**

9. Application No: P/00641/16 Alt Ref: TCP/32656  
Parish(es): Ryde Ward(s): Ryde West  
Location: Little Sunnyside, Binstead Road, Ryde, Isle Of Wight, PO333NB  
Proposal: Proposed two storey rear extension and extension at first floor level to provide additional living accommodation; alterations  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00641/16>

**P/166/16 – Ryde Town Council Planning Committee does not object to this**

## **application**

10. Application No: P/00658/16 Alt Ref: TCP/03608/B  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 32 Westwood Road, Ryde, Isle Of Wight, PO333BJ  
Proposal: Demolition of conservatory, garage and utility; alterations; two storey side and single storey rear extension to form additional living accommodation; replacement raised roof to form accommodation at 2nd floor level to include dormers on front elevation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00658/16>

**P/167/16 – Ryde Town Council Planning Committee does not object to this application**

### **Press list 3rd June 2016**

11. Application No: P/00623/16 Alt Ref: TCP/25100/C  
Parish(es): Ryde Ward(s): Ryde East  
Location: 5 Marlborough Road, Ryde, Isle Of Wight, PO331AA  
Proposal: Proposed ground floor roof canopy on rear elevation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00623/16>

**P/168/16 – Ryde Town Council Planning Committee does not object to this application**

12. Application No: P/00630/16 Alt Ref: TCP/32651  
Parish(es): Ryde Ward(s): Ryde South  
Location: 26 High Street, Oakfield, Ryde, Isle Of Wight, PO331EL  
Proposal: Proposed single storey side and rear extension to provide additional living accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00630/16>

**P/169/16 – Ryde Town Council Planning Committee does not object to this application**

## **7. PLANNING REVISIONS**

None

## **8. PLANNING APPEALS**

None

## **9. PLANNING DECISIONS**

### **Week ending 13<sup>th</sup> May 2016**

Application No: P/00392/16  
Location: 61 Spencer Road, Ryde, Isle Of Wight, PO333AF  
Parish: Ryde Ward: Ryde North West  
Proposal: Demolition of shed; proposed two storey side extension to form additional living accommodation

Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

Application No: P/00401/16  
Location: 26 Westfield Park, Ryde, Isle Of Wight, PO333AB  
Parish: Ryde Ward: Ryde North West  
Proposal: Extension at 1st floor level on rear elevation to form kitchen and to include balcony with storage space under (revised scheme)  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

Application No: P/00336/16  
Location: Unit 3B, Nicholson Road, Ryde, Isle Of Wight, PO331BE  
Parish: Ryde Ward: Ryde South  
Proposal: 2 x non-illuminated fascia signs on front and side elevations  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

#### **Week ending 20<sup>th</sup> May 2016**

Application No: P/00369/16  
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU  
Parish: Ryde Ward: Ryde North West  
Proposal: Demolition of garage; alterations and conversion of building to form 1 dwelling and flat at basement level; replacement garage; parking and associated landscaping  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

Application No: P/00370/16  
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU  
Parish: Ryde Ward: Ryde North West  
Proposal: LBC for demolition of garage; alterations and conversion of building to form 1 dwelling and flat at basement level; replacement garage; parking and associated landscaping  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

Application No: P/00419/16  
Location: 38 Union Street, Ryde, Isle Of Wight, PO332LJ  
Parish: Ryde Ward: Ryde North West  
Proposal: Replacement ATM (revised scheme)  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

Application No: P/00420/16  
Location: 38 Union Street, Ryde, Isle Of Wight, PO332LJ  
Parish: Ryde Ward: Ryde North West  
Proposal: LBC for replacement ATM (revised scheme)  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

Application No: P/00356/16  
Location: 4 Prince Street, Ryde, Isle Of Wight, PO332SE  
Parish: Ryde Ward: Ryde South  
Proposal: Demolition of porch; proposed porch  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application**

Application No: P/00224/16  
Location: 36 Swanmore Road, Ryde, Isle Of Wight, PO332TQ  
Parish: Ryde Ward: Ryde West  
Proposal: Demolition of store and WC; alterations and conversion of ground floor to form 2 flats  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council recommends approval of this application subject to the provision of adequate bin storage**

**Development shall not commence until details of the facilities to be provided for the storage of refuse have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the facilities have been provided in accordance with the approved details and the facilities shall thereafter be retained.**

#### **Week ending 27<sup>th</sup> May 2016**

Application No: P/00485/16  
Location: 35 Newnham Road, Ryde, Isle Of Wight, PO333TE  
Parish: Ryde Ward: Binstead & Fishbourne  
Proposed loft conversion to form additional living accommodation to include dormers on rear elevation; alterations; replacement raised roof; balcony at ground floor level on rear elevation  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council does not object to this application.**

Application No: P/00457/16  
Location: 1 Newnham Lane, Ryde, Isle Of Wight, PO334ED  
Parish: Ryde Ward: Binstead & Fishbourne  
Alterations; extension at 1st floor level to include replacement raised roof and dormers on front and rear elevations to form additional living accommodation.  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council objects to this application on the basis that the design of the additional living accommodation is not in accordance with the general pattern of development in this location and it is not considered that the proposal accords with policy DM2 of the Core Strategy.**

**The proposed raised roof and dormers would not conflict with the character of the area, as no.1 Newnham Lane is not along the same building line as other dwellings in the vicinity. The layout of the site does not align with the pattern of development in this location, therefore this dwelling is unique in the context of this area.**



Application No: P/00145/16

Location: Community Centre, St. Johns Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde South

Proposal: Alterations and conversion of store to form residential unit

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council 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.**

Application No: P/00423/16

Location: 68 High Park Road, Ryde, Isle Of Wight, PO331BX

Parish: Ryde Ward: Ryde East

Proposal: Demolition of utility area; alterations; proposed single storey side/rear extension to form additional living accommodation

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this application**

Application No: P/00426/16

Location: 3 Grasmere Avenue, Ryde, Isle Of Wight, PO331NU

Parish: Ryde Ward: Ryde East

Proposal: Demolition of garage; single storey side extension to provide kitchen and utility room; alterations; balcony at first floor level on rear elevation; car port; new vehicular access (revised plan)

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this application subject to confirmation from officers that there are no issues relating to overlooking**

## 10. TREE DECISIONS

- Little Copsefield, Copsefield Drive, Ryde, Isle of Wight, PO33 3AR T1 Sycamore – Situated as detailed in the application to fell tree to near ground level Reason: To remove a dangerous tree.
- 74 West Hill Road, Ryde, Isle of Wight, PO331LW 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 for good arboricultural practice
- Treetops, Hazelmount Paddock, Binstead, Ryde, PO33 4HL T1 Oak – Situated as detailed in the application to fell to near ground level because the tree is in decline and its removal is thought necessary before it becomes a danger.
- 32 Melville Street, Ryde, Isle of Wight, PO33 2AN T1 Horse Chestnut – Situated as detailed in the application to fell T2 Horse Chestnut – (Described in application as Lime) Situated as detailed in the application to fell to remove two dead trees overhanging the road.



## **12. LICENSE DECISIONS**

- 1. Application for: Renewal of Island Wide Mobile Street Trading Consent for Plaza Ices**  
Has now been granted and issued
- 2. Application for: Renewal of The Coffee Bean Street Trading Consent at Esplanade, Ryde – One day only 29/05/2016**  
Has now been granted and issued
- 3. Application for: Renewal of The Coffee Bean Street Trading Consent at Esplanade, Ryde – One day only 28/08/2016**  
Has now been granted and issued

## **13. OPTIONS FOR THE HIGH STREET**

The options report was put before the committee and all options were discussed and evaluated. Various options were discussed in full.

**P/176/16 Ryde Town Council's Planning Committee recommended that the clerks seek the views of Island Roads and the IWC and Cowes Town Council before bringing a report to full council in September 2016 on the basis of the following options being recommended by the Committee:**

- 1. Enable access to Anglesea Street from George Street and provide turning space opposite the old Anglesea Tavern**
- 2. Provide a barrier at the bottom of the High Street (whether manual or automatic) and close off the High Street between 10.am and 5pm 7 days per week**
- 3. Provide signage**
- 4. Provide dedicated parking bays for loading / unloading only**
- 5. Limit loading / unloading time to 30 mins**
- 6. Review speed limit (at present 30mph) and reduce the speed**

## **14. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the 28<sup>th</sup> June 2016