



**RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 19th July 2016 AT ACTIVITY ROOM AT THE GEORGE STREET
CENTRE, GEORGE STREET, RYDE**

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

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

PUBLIC QUESTION TIME

Mrs. Conyers asked whether Ryde Town Council has supported the Isle of Wight Council's intention to move forward with a combined authority for Southampton, Portsmouth and the Isle of Wight. It was confirmed that RTC did not support such a proposal without meaningful consultation with local residents as there were implications (such as the SHMA updated objectively assessed need of 600 dwellings per annum) that needed to be fully articulated to residents.

1. APOLOGIES

Apologies received from Cllr Michael Lilley.

2. DECLARATIONS OF INTEREST

None were received

3. MINUTES

P/200/16 - The minutes for the 28th June 2016 were confirmed as read and confirmed as accurate and signed off.

4. PROGRESS ON ACTION TAKEN

Response on Ryde Theatre Clock

It was confirmed that the owner was out of country and despite the owner being contacted by the clerks, Cllr.Wakeley and others no response had been forthcoming.

Response on pillar of St.Thomas Street

The clerks informed the planning committee that the situation with vehicles reversing into St Thomas Street and damaging the pillar may be made worse by construction work at the lower end of St Thomas Street which will deny access from the bottom. It was confirmed that no response had been received from Island Roads to date.

Response on works at Esplanade Station

The clerks informed the planning committee that work was continuing at the Esplanade Station and that now that the work along the pier had been completed the work on the station would move forward in a quicker manner.

Response on clearance of Appley beach

It was confirmed that this matter had been referred to RTC's clerks who were liaising with the IWC on the matter.

Request from developers on Rosemary's Vineyard for a meeting

P/201/16 – It was decided unanimously that the developers of Rosemary Vineyard should be permitted to have a pre planning meeting with the Ryde Town Council Planning Committee and that in respect of Ryde House a meeting should be held following the public consultation on the 10th August 2016. Cllr. Wakeley declared an interest in respect of Ryde House as this property is to the rear of his house.

5. MEMBERS' QUESTIONS

Cllr.Woodward raised the issue in respect of Sugar and Spice in the High Street. The clerks informed the committee that a response had been received back from the licensing team confirming that changes were likely to be made to the application but asking the committee to confirm whether its objection still stood. It was confirmed again that due to the lack of a managed solution to pedestrianisation of the high street that the planning committee did not currently support additional tables and chairs in this part of the high street.

Cllr.Adams mentioned the possibility of their being Japanese Knotweed in the Royal York and that the environmental health officer of the IWC should be informed. He confirmed that he would make contact with the clerks to provide them the name of the person in the IWC that they would need to speak to.

6. PLANNING APPLICATIONS

Week Commencing 1st July 2016

1. Application No: P/00789/16 Alt Ref: A/02022/E
Parish(es): Ryde Ward(s): Ryde North East
Location: Ryde Superbowl (formerly L A Bowl), The Pavillion, Esplanade, Ryde, Isle Of Wight, PO33 2EL
Proposal: 1 x illuminated freestanding sign
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00789/16>

P/202/16 – COMMENTS: Ryde Town Council objects to this proposal on the grounds that its scale and mass is considered imposing and out of character with and not enhancing of the Conservation Area in accordance with policy DM2 of the Core Strategy.

2. Application No: P/00839/16 Alt Ref: TCP/32696
Parish(es): Ryde Ward(s): Ryde North West
Location: 78 George Street, Ryde, Isle Of Wight, PO332JF
Proposal: Alterations and conversion of dwelling to form 4 residential units
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00839/16>

P/203/16 – COMMENTS: Ryde Town Council does not object to this application subject to the provision of adequate bin storage and a contribution towards the unilateral undertaking to provide mitigation for the Solent Special Protection Area (SPA).

3. Application No: P/00792/16 Alt Ref: TCP/32676/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 11b, West Street, Ryde, Isle Of Wight, PO332NW
Proposal: Single storey rear extension to provide dining area
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00792/16>

P/204/16 – COMMENTS: Ryde Town Council are unable to give a comment because there is insufficient detail within the application with respect to overlooking of 11a West Street and would request that additional detail and plans are provided by the applicant in this respect.

Week Commencing 8th July 2016

4. Application No: P/00683/16 Alt Ref: A/00257/D
Parish(es): Ryde Ward(s): Ryde North East
Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED
Proposal: Non illuminated logo on canopy
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00683/16>

P/205/16 - COMMENTS: Ryde Town Council does not object to these proposals subject to the comments of the Conservation Officer.

5. Application No: P/00696/16 Alt Ref: TCPL/01758/U
Parish(es): Ryde Ward(s): Ryde North East
Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED

Proposal: Demolition of rear extensions; alterations; proposed single storey rear extension to form additional room for dining area

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00696/16>

P/206/16 - COMMENTS: Ryde Town Council does not object to these proposals subject to the comments of the Conservation Officer..

6. Application No: P/00697/16 Alt Ref: TCP/01758/V
Parish(es): Ryde Ward(s): Ryde North East
Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED
Proposal: LBC for demolition of rear extensions; alterations; proposed single storey rear extension to form additional room for dining area

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00697/16>

P/207/16 - COMMENTS: Ryde Town Council does not object to these proposals subject to the comments of the Conservation Officer..

7. Application No: P/00872/16 Alt Ref: TCP/28011/F
Parish(es): Ryde Ward(s): Ryde North West
Location: Little Copsefield, Copsefield Drive, Ryde, Isle Of Wight, PO333AR
Proposal: Alterations to existing bungalow to include partial demolition of dwelling, single storey side extension, replacement tiled roof and stone cladding to external walls

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00872/16>

P/208/16 - COMMENTS: Ryde Town Council is disappointed in the lack of imagination in the architects use of natural materials in respect of this application.

8. Application No: P/00873/16 Alt Ref: TCP/32706
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: 42 Monterey Road, Ryde, Isle Of Wight, PO333JR
Proposal: Single storey side extension to provide additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00873/16>

P/209/16 - COMMENTS: Ryde Town Council does not object to these proposals.

Week Commencing 15th July 2016

9. Application No: P/00894/16 Alt Ref: TCP/19876/N
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: Ashley Vineyard, Ashley Road, Ryde, Isle Of Wight, PO334BB
Proposal: Demolition of WC and shed; proposed toilet block and utility

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00894/16>

P/210/16 - COMMENTS: Ryde Town Council does not object to these proposals.

7. PLANNING REVISIONS

None.

8. PLANNING APPEALS

None

9. PLANNING DECISIONS

Week of 24th June 2016

Application No: P/00529/16

Location: Bartletts Green Farm Cottage, Brading Road, Ryde, Isle Of Wight, PO331QQ

Parish: Ryde Ward: Ryde East

Proposal: Demolition of lean to section of garage; single storey extension to garage; replacement roof to garage

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council Planning Committee does not object to this application

Application No: P/00575/16

Location: 28 Westfield Park, Ryde, Isle Of Wight, PO333AB

Parish: Ryde Ward: Ryde North West

Proposed 2 storey rear extension to include juliet balconies at 1st floor level; single storey extension with balcony to provide additional living accommodation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application.

Application No: P/00489/16

Location: 95 High Street Ryde, Isle of Wight, PO332SZ

Parish: Ryde Ward: Ryde South

Proposal: Alteration and conversion of shop to form flat

Refuse Plan Perm (or not issue Cert)

The information accompanying this application is inadequate and deficient in detail in respect of a Unilateral Undertaking to provide mitigation for the Solent Special Protection Area (SPA) Buffer so that the Local Planning Authority is unable to consider fully the effects of the proposal on the integrity of the Solent Special Protection Area (SPA) buffer zone and in the absence of further details it is considered that the proposal is contrary to the requirements of the Wildlife & Countryside Act, The Conservation (Natural Habitats, &c.) Regulations 1994 and Policies SP5 (Environment), DM12 (Landscape, Seascape, Biodiversity and Geodiversity) and DM22 (Developer Contributions) of the Island Plan Core Strategy.

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

Application No: P/00577/16

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; balcony at 1st floor level on rear elevation (revised scheme)
Decision: Granted Plan Permission (or issue Cert)

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.

Officers justification: The proposed first floor balcony would not result in any unacceptable overlooking of surrounding houses. The privacy screen would help to prevent any direct views towards windows at no.113. The 45 degree sightline from the balcony would not have any clear views into neighbouring private amenity areas. A degree of mutual overlooking already exists between the application site and neighbours, therefore the balcony would not create a significant increase in overlooking.

Week of 1st July 2016

Application No: P/00502/16
Location: Doctors Surgery, 18 Garfield Road, Ryde, Isle Of Wight, PO332PT
Parish: Ryde Ward: Ryde North West
Proposal: Change of use of doctors surgery to dwelling house
Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/00587/16
Location: 33 Sherbourne Avenue, Ryde, Isle Of Wight, PO333PX
Parish: Ryde Ward: Ryde West
Proposal: Proposed single storey rear extension to form additional living accommodation
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council Planning Committee does not object to this application

Application No: P/00588/16
Location: Boulders Mead, Quarr Road, Ryde, Isle Of Wight, PO334EL
Parish: Ryde Ward: Binstead & Fishbourne
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)
Decision: Refuse Plan Perm (or not issue Cert)
Reasons: The proposed extension by virtue of its size and position would be within close proximity to a tree of importance to the local character. In turn causing an unacceptable impact upon the health and amenity of the oak tree. This is due to the proposed depth of the foundations and the conflict the build would cause with the crown of this tree. The detrimental impact upon the amenity of this oak tree would harm the character of the surrounding area, and the health of the tree itself.

Therefore, the proposal would fail to comply with Policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

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.

Application No: P/00524/16

Location: Flat 1, Park House, 72 West Hill Road, Ryde, Isle Of Wight, PO331LW

Parish: Ryde Ward: Ryde North East

Proposal: Replacement windows

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council Planning Committee objects to this application

The Town Council has objected, however, the proposed windows would be in a less prominent location than the replacement windows on the front elevation. They would provide the benefit of greater energy efficiency, making the flat more sustainable in the long term. Therefore, there would be no detrimental impact upon the Conservation Area from this proposal. The windows would be in keeping with the existing building and would enhance the energy efficiency of the flat.

Week of 8th July 2016

Application No: P/00613/16

Location: Fourways, Thornton Manor Drive, Ryde, Isle Of Wight, PO331PQ

Parish: Ryde Ward: Ryde East

Proposal: Demolition of garage; proposed single storey side extension to provide additional living accommodation; patio

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council Planning Committee does not object to this application

Application No: P/00567/16

Location: Stoneycroft, 9 The Strand, Ryde, Isle Of Wight, PO331JD

Parish: Ryde Ward: Ryde North East

Proposal: LBC for installation of staircase from ground floor to lower ground floor

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/00641/16

Location: Little Sunnyside, Binstead Road, Ryde, Isle Of Wight, PO333NB

Parish: Ryde Ward: Ryde West

Proposal: Proposed two storey rear extension and extension at first floor level to provide additional living accommodation; alterations
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council Planning Committee does not object to this application

10. TREE DECISIONS

Location: Chestnut Cottage, Spencer Road, Ryde

No objection to the following:

T1 Horse Chestnut (Red) – situated as detailed in the application to thin crown by one third and reduce crown by 1.5 metres. All cuts are to be made to strong growth points at least one third of the diameter of the adjacent pruning cut.

Reason: The work is necessary to manage the trees size to make it more appropriate for its environment⁴

Location: 52 Spencer Road, Ryde

No objection to the following:

T1, T2, T3, T4 & T5 – Consent to carry out the work requested to the trees detailed in the application.

Reason: The work is necessary as general garden management

11. LICENSE APPLICATIONS

None

12. LICENSE DECISIONS

Application for a Street Furniture Permit for Hobbs Tea Shop, 13 John Street, Ryde

The above application has now been granted and issued.

Application for a Street Furniture Permit for the Royal Esplanade Hotel, 16 Esplanade, Ryde.

The above license application has now been processed and issued.

Application for a premises license for Wight Karting, Westridge Centre, Brading Road, Ryde

The above license application has now been processed and issued.

13. RIGHTS OF WAY IMPROVEMENT PLAN

The rights of way improvement plan consultation was noted:

P/211/16 – Ryde Town Council's Planning committee recommended that the clerks contact all town councillors asking them for a list of rights of way or

walk improvements to Ryde for co-ordination and then Cllr.Warren and the clerks would identify if there were any strategic pathways that needed improvement for feedback into the IWC process.

14. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **9th August 2016**