



**RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 11th OCTOBER 2016 AT ACTIVITY ROOM AT THE GEORGE STREET
CENTRE, GEORGE STREET, RYDE**

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

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

PUBLIC QUESTION TIME

Mrs Newbury asked whether a new garage which is being constructed in Argyll Street has planning approval. The clerks agreed to check the planning register and report back. (Planning application dated 16/01/2015 for 42 Argyll Street found Ref **TCP/04827/C, P/01499/14**)

An Ashley Road resident made an enquiry about the role that the Ryde Town Council with regards the planning process. Cllr Wakeley explained that the RTC had a statutory role as a consultee on all planning applications in the Ryde area.

Mrs Terry Smith asked whether the RTC would be supporting the fight against the closure of the Ryde Ice Rink. It was explained to her that the planning committee could not make any resolutions regarding the Ice Rink as the issue had not been included on the agenda. She was further advised to give her details to the clerks so that the issue could be discussed and included on a future meeting

1. APOLOGIES

Cllr. M. Lilley

2. DECLARATIONS OF INTEREST

None

3. MINUTES

P/269/16 - The minutes for the 20th. September 2016 were confirmed as read and confirmed as accurate and signed off.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Royal York Enforcement
(See Item 14 below)
- Vectis Hall
(See Item 14 below)

5. MEMBERS' QUESTIONS

Cllr Woodward asked about the current position regarding Ryde Theatre

It was reported that the owners are still seeking to dispose of the site and have interested parties visiting the building in the next 2 to 3 weeks. Cllr Wakeley asked if it would be possible to meet with the owners but he was informed that it was unlikely as he was still out of the country

Cllr Warren asked whether the new path which was recently completed on Eastern Gardens had been finished.

The clerks informed him that the path had been completed as per the specification and costing agreed at committee.

6. PLANNING APPLICATIONS

Week Commencing 23rd. September 2016

1. Application No: P/01204/16 Alt Ref: TCP/12226/V
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: 267 Upton Road, Ryde, Isle Of Wight, PO333HX
Proposal: Proposed single storey extension on east elevation to form lounge
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01204/16>

P/270/16 - Ryde Town Council does not object to this application.

2. Application No: P/01205/16 Alt Ref: LBC/06374/E
Parish(es): Ryde Ward(s): Ryde North East
Location: 11 Vernon Square, Ryde, Isle Of Wight, PO332JG
Proposal: External alterations to remove cement render and replace with lime render
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01205/16>

P/271/16 - Ryde Town Council does not object to this application.

3. Application No: P/01234/16 Alt Ref: TCP/32809
Parish(es): Ryde Ward(s): Ryde East
Location: St David's, 1 Somerset Road, Ryde, Isle Of Wight, PO33
Proposal: Proposed change of use from salon and 2 bedroom flat to 4 bedroom detached dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01234/16>.

P/272/16 - Ryde Town Council does not object to this application

Week Commencing 30th September 2016

4. Application No: P/01049/16 Alt Ref: TCP/04626/D
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: land adjoining 36, Newnham Road, Ryde, Isle Of Wight, PO33 3TE
Proposal: Proposed dwelling and detached garage; formation of vehicular access (revised plans)(Tree Report received)(readadvertised application)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01049/16>

P/273/16 - Ryde Town Council does not object to this application subject to the height and footprint of the proposal being the same as already permitted.

5. Application No: P/01255/16 Alt Ref: TCP/02520/E
Parish(es): Ryde Ward(s): Ryde South
Location: Oakfield Football Club, Slade Road, Ryde, Isle Of Wight, PO33
Proposal: Prior notification for telecommunications installation of 15 metre shrouded monopole to support 2 no. telecommunications antennas, 2 no. dishes and 3 no. ground based equipment cabinets
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01255/16>

P/274/16 – Ryde Town council does not object to this application subject to there being a risk assessment in place to deal with the possibility of players colliding with the structure given its siting close to the pitch.

Week Commencing 7th October 2016

6. Application No: P/01218/16 Alt Ref: TCP/30335/B
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands
Location: Rosemary Vineyard, Smallbrook Lane, Ryde, Isle Of Wight, PO33BE
Proposal: Outline for proposed development of 197 dwellings and community building; formation of vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01218/16>

Consultee advice deferred

7. Application No: P/01238/16 Alt Ref: TCPL/22491/B
Parish(es): Ryde Ward(s): Ryde North East
Location: Chatfield House, 36 Dover Street, Ryde, Isle Of Wight, PO332BW
Proposal: Demolition of wall at front; replacement brick wall and supporting piers;
roof light to western elevation of front pitched roof
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01238/16>

P/275/16 - Ryde Town Council objects to the application because the proposed replacement brick wall is not in character with the original stone wall.

8. Application No: P/01215/16 Alt Ref: LBC/22491/A
Parish(es): Ryde Ward(s): Ryde North East
Location: 36 Dover Street, Ryde, Isle Of Wight, PO332BW
Proposal: Listed Building Consent for demolition of wall at front; replacement brick wall and supporting piers; roof light to western elevation of front pitched roof
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01215/16>

P/276/16 - Ryde Town Council objects to the application because the proposed replacement brick wall is not in character with the original stone wall

9. Application No: P/01260/16 Alt Ref: TCPL/13042/J
Parish(es): Ryde Ward(s): Ryde North East
Location: Garden Flat, 7 Vernon Square, Ryde, Isle Of Wight, PO332JG
Proposal: Internal alterations to include removal of part of wall between living room and kitchen
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01260/16>

P/277/16 - Ryde Town Council does not object to this application subject to the comments of the conservation officer

10. Application No: P/01261/16 Alt Ref: LBC/13042/H
Parish(es): Ryde Ward(s): Ryde North East
Location: Garden Flat, 7 Vernon Square, Ryde, Isle Of Wight, PO332JG
Proposal: LBC for internal alterations to include removal of part of wall between living room and kitchen
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01261/16>

P/278/16 - Ryde Town Council does not object to this application subject to the comments of the conservation officer

11. Application No: P/01264/16 Alt Ref: TCP/32820
Parish(es): Ryde Ward(s): Ryde West
Location: 41 Hill Street, Ryde, Isle Of Wight, PO332QN
Proposal: Demolition of conservatory; porch; 2 storey rear extension to provide additional living accommodation; alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01264/16>

P/279/16 - Ryde Town Council does not object to this application

12. Application No: P/01276/16 Alt Ref: TCP/32819
Parish(es): Ryde Ward(s): Ryde North West
Location: land rear of 57, Union Street, Ryde, Isle Of Wight, PO33
Proposal: Proposed construction of 1 x 2 bedroom townhouse
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01276/16>

P/280/16 - Ryde Town Council objects to this application on the following grounds. The proposed building covers almost the whole site and provides no amenity space. The fixed close windows on the 1st floor mean that there will be no provision for fire escape as required by building control. The close proximity of the proposed building to the neighboring buildings means that there will be a lack of natural light to the ground floor.

7. PLANNING REVISIONS

None.

8. PLANNING APPEALS

None

9. PLANNING DECISIONS

Week of 16th September 2016

Application No: P/00960/16
Location: Wychwood, 19 Barfield, Ryde, Isle Of Wight, PO33
Parish: Ryde Ward: Ryde North East
Proposal: LBC for internal and external alterations to include replacement ridge roof tiles
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals subject to the comments of the conservation officer.

Application No: P/00989/16
Location: Beth'shan, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ
Parish: Ryde Ward: Ryde West
Proposal: Demolition of garage; alterations; proposed two storey side extension to form additional living accommodation; new driveway and parking area
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00990/16
Location: 22 Buckland Gardens, Ryde, Isle Of Wight, PO333AG
Parish: Ryde Ward: Ryde North West
Demolition of dwelling and garage; replacement dwelling; alterations to vehicular access
Refuse Plan Perm (or not issue Cert)

Reason

The proposed dwelling by virtue of the two storey element in combination with the proposed design and appearance would result in a dwelling which would appear dominant within the street scene and out of character with the prevailing pattern of development in the surrounding area. The contemporary design and proposed materials would exacerbate the impact in relation to the neighbouring properties and would result in a development that appears at odds with the surrounding properties and would fail to integrate with the established character of the area. Therefore the proposal fails to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the requirements of the National Planning Policy Framework with particular reference to section 7: Requiring Good Design.

Ryde Town Council does not object to these proposals.

Week of 23rd. September 2016

Application No: P/01036/16
Location: 10 George Street, Ryde, Isle Of Wight, PO332EW
Parish: Ryde Ward: Ryde North West
Proposal: LBC for alterations and conversion of ground floor to launderette and one residential unit (revised scheme)(revised plans)
Decision: Granted Plan Permission (or issue Cert)

Application No: P/01018/16
Location: 15 Longmead Road, Ryde, Isle Of Wight, PO332TN
Parish: Ryde Ward: Ryde South
Proposal: Proposed raised decking on rear elevation
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/01005/16
Location: 1 Bank Place, Ryde, Isle Of Wight, PO332TA
Parish: Ryde Ward: Ryde West
Proposal: Proposed porch
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/01007/16
Location: 31 Pellhurst Road, Ryde, Isle Of Wight, PO333BS
Parish: Ryde Ward: Ryde West
Proposal: Demolition of extension; proposed single storey rear extension to provide additional living accommodation
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/01035/16
Location: 10 George Street, Ryde, Isle Of Wight, PO332EW
Parish: Ryde Ward: Ryde North West
Proposal: Alterations and conversion of ground floor to launderette and one residential unit (revised scheme) (revised plans)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this proposal but considers that additional storage for waste needs to be incorporated into the proposal and will be raising this as a general matter with the Executive Member responsible.

Week of 30th. September 2016

None

10. TREE DECISIONS

Location: Ryde School, 7 Queens Road, Ryde, Isle of Wight, PO333BE

No objection to the following:

- The dead Cupressus situated as detailed in the application can be felled to near ground level.
- The Populus alba situated as detailed in the application can have the snapped branch removed and the remaining.

Reason. To make the trees safer to the surrounding environment and remove a dead tree.

Location: John Street, Ryde

No objection to the following:

Consent to fell the beech tree as detailed in the application

Reason: Due to extensive rot in the crown the tree has now become dangerous.

Location: Woodlawn, 2 Stonelands Park, Ryde, PO33 3BD

Consents to the following:

T1 Oak – situated as detailed in the application to fell.

Reason: The tree has to be removed due to the potential risk of it collapsing has increased due to its condition worsening.

Location: 23 Brookfield Gardens, Binstead

Consents to the following:

Consent to the work requested to be carried out on the two conifer trees as detailed in the application.

Reason: To enable better access and prevent the trees damaging the building.

11. LICENSE APPLICATIONS

None

12. LICENSE DECISIONS

None

13. Assets of Community Value

A report was presented by the clerks on the legislation governing assets of community value with particular reference to Ryde Theatre and a parcel of land at St Johns road, Ryde.

P/281/16 – Ryde Town Council planning committee resolved not to progress with the recommendation to Full Council in respect of Ryde Theatre but recommended that the land (including the bungalow) be reported to Full Council for a decision on whether to apply for registration under an Asset of Community Value order.

14. Enforcement

A report was presented on the current position regarding the Full Councils resolution to provide £10,000 to aid the IW Council with its work on enforcement.

P/282/16 - Ryde Town Council Planning Committee recommended that the report be presented to Full Council at their meeting on 7th. November to prioritise enforcement funding of up to £10,000 per annum for activities including Vectis Hall, The Conservative Club, The Royal York and the Terminus Building Ryde.

15. Ryde Nature Reserve Report

A report prepared by Gift to Nature on the work at Swanmore Meadows, Binstead Woods and Haylands Woods was presented to the planning committee.

P/283/16 - Ryde Town Council recommended that the clerks investigate the cost of providing dog bins and the annual cost of servicing them and to bring a further report to this committee.

16. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **1st November 2016**