



**RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 1st NOVEMBER 2016 AT THE TOWN COUNCIL OFFICES, 10 LIND
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, Cllr M Lilley

In attendance: Peter Griffiths, Planning Clerk

PUBLIC QUESTION TIME

Mrs Conyers conveyed her thanks to the clerk for ensuring that the Ryde Theatre Clock was working but enquired as to whether it could be made to chime. The clerk informed her that it had been a slow process getting to this position and making the clock chime would require further substantive works which would take some time.

Mrs Newbury asked whether the garages in Argyll Street had planning consent, it was confirmed that this was on the agenda and would be raised at the appropriate time.

A member of the public asked whether Ryde Town Council could take over the ice rink and turn it into a covered market.

Mr Craig Williams, Chair of Ryde Ice Arena Action Group, stated that the community had met and would be willing to submit an application for the site being an asset of community value, but they also had drawn up 3 business plans for alternative locations. The 1st at its present location, the 2nd at Westridge Leisure Centre (including the swimming pool) and the 3rd at Smallbrook Stadium. In the meantime, they are looking at trying to provide a temporary facility for children to skate.

Cllr Wakeley confirmed that it was most unlikely that Ryde Town Council would take over the running of the Ice Rink but the principle of a covered market place had been logged as part of the Ryde Master Plan works and would support development of the Ryde Area Action Plan

Cllr Lilley confirmed that he had been to 2 meetings with the community and he supported their right to register the Ice rink as an Asset of Community Value

The clerk confirmed that he would send the information to Mr Williams and that the building already had protection through the IW Council planning policies as a community building.

1. APOLOGIES

None

2. DECLARATIONS OF INTEREST

Cllr Lilley for planning application No 7 (pecuniary interest as applicant)

All other Town Cllrs declared non pecuniary interests in planning items no 7 and 10

3. MINUTES

P/284/16 - To take as read and confirm as accurate the minutes of the meeting held on 11th October 2016.

4. PROGRESS ON ACTION TAKEN

- **Garages at Argyll Street**

It was confirmed that the garages at present being constructed in Argyll Street have planning consent and are being built in accordance with plans

- **Ryde Theatre**

It was confirmed that the owner of Ryde Theatre wished to publicise the work that has been carried out inside and would be working with the clerks to do so. It was also confirmed that the owner is happy to meet with Cllrs and this will be arranged via the clerks.

- **Vectis House**

It was confirmed that no further action has been taken by the IW Council on this site and that this will form the basis of recommendations to RTCs full council in respect of enforcement funding.

5. MEMBERS' QUESTIONS

Cllr Woodward asked the clerks to follow up with the IW Council the damage to the pillar that is in St Thomas's Church Yard and get it reinstated.

Cllr Adams asked whether the advertisement on Tesco Roundabout for go carting needed planning approval. The clerk confirmed that he would check what parish it was in, whether it needed approval, and if appropriate, raise the necessary concern.

Cllr Lilley asked whether the Pennyfeathers planning application had been determined yet and the clerk confirmed that it had not.

P/285/16 – It was recommended that the clerks write to the IW Council and ask them to take a report back to IW Council Planning Committee asking for the application to be finally disposed of because of the non-signing of the 106 agreement.

6. PLANNING APPLICATIONS

Week Commencing 14th. October 2016

1. Application No: P/01266/16 Alt Ref: TCP/32828
Parish(es): Ryde Ward(s): Ryde East
Location: 40 Marlborough Road, Ryde, Isle Of Wight, PO331AB
Proposal: Proposed single storey rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01266/16>

P/286/16 – Ryde Town Council objects to this planning application as it considers the proximity of the extension will affect the amenity of the neighbour in accordance with policy DM2 and also will affect the ability of the neighbour to facilitate the surface water drainage from his land.

2. Application No: P/01300/16 Alt Ref: TCP/18098/F
Parish(es): Ryde Ward(s): Ryde South

Location: 19 Albert Street, Ryde, Isle Of Wight, PO332SA
Proposal: Demolition of dance school; proposed two storey block forming 5 flats to include parking and amenity area
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01300/16>

P/287/16 – Ryde Town Council does not object to this planning application

3. Application No: P/01303/16 Alt Ref: TCP/30462/A
Parish(es): Ryde Ward(s): Ryde West
Location: 124A High Street, Ryde, Isle Of Wight, PO332SU
Proposal: Conversion of the ground floor of the property to a self-contained two bedroomed flat; replacement of perspex roofing and timber cladding to the rear of the property with a tiled roof containing two roof-lights and replacement timber cladding; removal of existing shop-front; installation of new window and door to front elevation.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01303/16>.

P/288/16 – Ryde Town Council does not object to this planning application

Week Commencing 21st. October 2016

4. Application No: P/01307/16 Alt Ref: TCP/32842
Parish(es): Ryde Ward(s): Ryde North East
Location: 3f, Rink Road Industrial Estate, Ryde, Isle Of Wight, PO332LT
Proposal: Change of use from general industrial (Class B2) to outpatient haemodialysis treatment centre (Class D1)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01307/16>

P/289/16 – Ryde Town Council does not object to this planning application subject to the provision of appropriate flood protection measures and a flood warning and evacuation management plan

5. Application No: P/01337/16 Alt Ref: TCP/02821/G
Parish(es): Ryde Ward(s): Ryde South
Location: 32 Great Preston Road, Ryde, Isle Of Wight, PO331EE
Proposal: Proposed dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01337/16>

P/290/16 – Ryde Town Council does not object to this planning application

6. Application No: P/01359/16 Alt Ref: A/02562/A
Parish(es): Ryde Ward(s): Ryde North East
Location: Alliance/Boots, Tower House Surgery, Rink Road, Ryde, Isle Of Wight, PO33
Proposal: Freestanding totem sign and wall mounted fascia panel
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01359/16>

P/291/16 – Ryde Town Council does not object to this planning application

7. Application No: P/01355/16 Alt Ref: TCP/32839
Parish(es): Ryde Ward(s): Ryde East
Location: 71 High Park Road, Ryde, Isle Of Wight, PO331BX

Proposal: Single storey side extension to create additional living accommodation; verandah on rear elevation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01355/16>

Cllr Lilley left the room whilst this application was determined

P/292/16 – Ryde Town Council does not object to this planning application

Week Commencing 28th October 2016

8. Application No: P/01357/16 Alt Ref: TCPL/05194/N

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

Location: 25 Nelson Street, Ryde, Isle Of Wight, PO33

Proposal: Demolition of existing rear extension and garage block; proposed two storey rear and side extension to create two additional units

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01357/16>

P/293/16 – Ryde Town Council does not object to this planning application subject to conservation officer approval.

9. Application No: P/01358/16 Alt Ref: LBC/05194/M

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

Location: 25 Nelson Street, Ryde, Isle Of Wight, PO33

Proposal: LBC for demolition of existing rear extension and garage block; proposed two storey rear and side extension to create two additional units

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01358/16>

P/294/16 – Ryde Town Council does not object to this planning application subject to conservation officer approval.

10. Application No: P/01218/16 Alt Ref: TCP/30335/B

Parish(es): Ryde Ward(s): Havenstreet, Ashley & 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 (additional information submitted)(readvertised)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01218/16>

P/295/16 - Ryde Town Council objects to this application on the following basis:

- **The means of access into the site from Ashley Road. It is considered that regardless of the “minimum” standards required under the manual for streets this area is widely known as an area where peoples speed to avoid the current traffic calming measures and that this application brings forward the only realistic opportunity for a long term sustainable solution to slowing the traffic down in this area. It is recommended that a similar junction to that which is proposed in this application on Smallbrook Road be adopted for the Ashley Road junction. Whilst it is recognised that 1 side of the junction is 30 mph this is not adhered to by traffic speeding down the hill.**

- **Lack of clarity over financial contributions towards Smallbrook Roundabout and Westridge Cross and no clarity from the IW Council on whether the roundabout proposed under the Pennyfeathers application can cope with the additional pressures from this and other proposed developments in the locality.**
- **Lack of a sustainable public transport service in this location**
- **The density of the development on the Western Boundary which is out of character/ context with the prevailing pattern of existing development on Ashley Road.**
- **Lack of clarity in the housing needs statement. The table shows that 80 units will be provided by Southern Housing (which is equivalent to 40%) whereas in paragraph 3.22 it is confirmed that 35% is proposed. Furthermore, in paragraph 3.23 the applicant has proposed 30% for affordable rent and 70% for intermediate tenure which is not in accordance with policy DM4 as stated by the applicant. For confirmation RTC expects that 70% for affordable rent and 30% for intermediate tenure.**

7. PLANNING REVISIONS

None.

8. PLANNING APPEALS

None

9. PLANNING DECISIONS

Week of 7th. October 2016

Application No: P/00944/16

Location: Ryde Cinema and Bingo Hall, 2 Star Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Removal of 6 no antennae; installation of 6 no antennae; 2 no transmission dishes; ancillary development

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this proposal

Application No: P/01027/16

Location: The Old Fire Station, Station Street, Ryde, Isle Of Wight, PO33 2QH

Parish: Ryde Ward: Ryde North West

Proposal: Alterations to front elevation and replacement signage

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this proposal

Application No: P/01154/16

Location: 23 Union Road, Ryde, Isle Of Wight, PO33 2ER
Parish: Ryde Ward: Ryde North West
Proposal: Variation of condition 2 of P/01392/12 - TCP/18005/F to allow amendments to approved plans to include additional balcony at 2nd floor level on north elevation
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this proposal

Application No: P/01101/16
Location: 48 Great Preston Road, Ryde, Isle Of Wight, PO331EF
Parish: Ryde Ward: Ryde South
Proposal: Widening of vehicular access
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this proposal

Application No: P/01098/16
Location: 9 St. Thomas Square, Ryde, Isle Of Wight, PO332PJ
Parish: Ryde Ward: Ryde North West
Proposal: 1x externally illuminated fascia sign; 1x externally illuminated projecting sign
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council considers that insufficient recognition has been given to this prominent location and its appearance in the Conservation Area. Whilst the use of the building will bring a redundant shop back into active use this is not considered to appropriately reflect the architectural heritage of this important street scene. Ryde Town Council considers that the applicant should remove the projecting sign from the application as this in no way detracts from people being able to find the betting shop. In addition it is recommended that a different material, such as wood, should be used to show that the operators understand their position on the entrance to the high street.

Week of 14th. October 2016

Application No: P/01135/16
Parish: Ryde Ward: Ryde East
Proposal: 2 detached dwellings with parking
Location: land adjacent 91 and rear of, 89 and 91, Marlborough Road, Ryde, Isle Of Wight, PO33
Registration Date: 18/08/2016
Decision: Refuse Plan Perm (or not issue Cert)
Reasons:

The proposed vehicular access by virtue of the close proximity to the southern elevation of no. 91 Marlborough Road, would result in an unacceptable loss of amenity through noise and disturbance to windows serving habitable rooms thereby having a detrimental impact on the living conditions of occupants of that property contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the requirements of the National Planning Policy Framework.

Ryde Town Council does not object to these proposals but considers that an

appropriately worded condition is added to ensure that surface water runoff is reduced from the site to appropriately protect the adjoining allotment holders.

Application No: P/01097/16

Location: 9 St. Thomas Square, Ryde, Isle Of Wight, PO332PJ

Parish: Ryde Ward: Ryde North West

Proposal: Change of use from retail unit (A1) to betting office (sui generis) to include installation of satellite dish, aerial and 2 air conditioning units, and alterations to existing shop front (revised plans) (revised description)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council considers that the applicant needs to amend their application to include details of a satisfactory area for waste provision.

Application No: P/01094/16

Location: 19 Osborne Road, Ryde, Isle Of Wight, PO332TH

Parish: Ryde Ward: Ryde West

Proposal: Demolition of porch; alterations; proposed single storey rear/side extension to form additional living accommodation (revised plan)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to the principle of the extension on this site but does consider that the external appearance needs to be altered to ensure that the materials are in harmony with the host building and the surrounding area.

Week of 21st. October 2016

Application No: P/01204/16

Location: 267 Upton Road, Ryde, Isle Of Wight, PO333HX

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed single storey extension on east elevation to form lounge

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this proposal

Application No: P/01152/16

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

Parish: Ryde Ward: Ryde North West

Proposal: Alterations to vehicular access to include barrier system and parking

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this proposal

Application No: P/01104/16

Parish: Ryde Ward: Binstead & Fishbourne

Demolition of garage; proposed detached dwelling; formation of vehicular access (revised scheme)

Location: Treetops, Quarr Road, Ryde, Isle Of Wight, PO334EL

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

1 The proposal, by reason of its position, size, design and external appearance

would result in a visually intrusive and cramped development that would fail to integrate with its surroundings and would cause serious harm to the character and appearance of the area contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.

2 The proposal, by reason of its position, size and design would have a detrimental effect on the amenities of occupants of the existing dwelling (Tree Tops) and would fail to provide a good standard of amenity for future occupants of the proposed dwelling. As such the scheme would be contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.

Ryde Town Council objects to this application so long as the comments of Island Roads are for refusal

10. TREE DECISIONS

**TREE PRESERVATION ORDER TPO/2016/09
LAND AT AND REAR OF 65 ASHEY ROAD, RYDE, ISLE OF WIGHT, PO33**

**TREE PRESERVATION ORDER TPO/2016/10
LAND REAR 31 ST JOHNS WOOD ROAD, RYDE, ISLE OF WIGHT**

Location: Marine Lodge, Appley Rise, Ryde, PO33 1LE

Consent to the following:

Fell the bay tree detailed in the application, leaving a stump of one metre high to allow to re-grow into a manageable bush.

Pollard the holm oak tree detailed in the application back to previous pollard points.

Reason: The tree work is necessary to bring the trees back into a more manageable state.

Location 10 Quarr Close, Binstead, Ryde PO33

Consent for the following:

Consent to remove the fractured limb overhanging the road and pollard the remaining two stems to leave a strong framework for the future crown to grow from.

Reason: The tree work is necessary as part of the tree has become unstable and could collapse onto the road.

Location 3 & 5 Belvedere Street, Ryde

Consent to the following work:

Fell to near ground level the cypress, pear, Laburnum and Tamarisk as detailed in the application.

Pollard the Norway maple to the previous pollard points

Reason: It has been demonstrated that in the balance of probability the trees are causing subsidence to the property and as such need to be removed to resolve this problem.

11. LICENSE APPLICATIONS

Application for a new premises licence at 5 St Thomas Square, Ryde
https://www.iwight.com/licensing/applicationdetails3.aspx?refno=051868&licencetype=Premises%20Licence&list=consultation_premises

Ryde Town Council notes this application

12. LICENSE DECISIONS

IOW - Street Trading Consent - Ref: 51715
Ryde Farmers Market

13. Land at rear of 31 St Johns Wood Road,

To discuss the application for an asset of community value order

P/296/16 – Ryde Town Council recommended that the proposal for an application to register the land as an asset of community value be taken to full council for a decision.

14. Consultation on proposal to remove Phone Box in Great Preston Road

To discuss the proposal by BT to remove the phone box located on Great Preston Road. Response must be received by IW Council by 16 December 2016

P/297/16 – Ryde Town Council does not object to this proposal.

15. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **22nd. November 2016**