



**RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 22nd. NOVEMBER 2016 AT THE TOWN COUNCIL OFFICES, 10 LIND
STREET, RYDE**

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

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

PUBLIC QUESTION TIME

Mr Rubin Loake asked the RTC Planning Committee if any action was being taken on the current state of Ryde Theatre. He stated that the alarms in the Theatre had been going off through the night and that the building was in a bad state of repair. He also informed the committee that he had started up a Facebook page to help pressure the owners to do something about the state of the building.

Cllr Wakeley stated that the RTC Planning Committee had agreed to pay up to £10,000 for legal action against various property owners in Ryde. In particular, but not exclusively, Vectis Hall, Ryde Theatre, The Royal York and the Conservative Club. The clerks at Ryde Town Council are at present in discussion with IW Council Officers about the best way to achieve positive action on these various properties.

It was confirmed that the response from the IWC would be presented at the meeting on the 13th December 2016 so that a recommendation for how this meeting would be structured could be confirmed.

Mrs Conyers stated that the rubbish bins on the corner of Lind Hill were not large enough to hold all of the residents rubbish.

1. APOLOGIES

Apologies were received from Cllr Adams and Cllr Woodward

2. DECLARATIONS OF INTEREST

None Received

3. MINUTES

P/298/16 - The minutes for the 1st. November 2016 were confirmed as read and confirmed as accurate and signed off.

4. PROGRESS ON ACTION TAKEN

- **Meeting with owners of Ryde Theatre**
Ongoing discussions have been taking place with the owner of Ryde Theatre in an attempt to ensure that the front of the site and the weeds are being tidied up.
- **Vectis House**
It was confirmed that the clerks had written to the owners about the front of the building and that they had offered enforcement funding to the IWC to take action. As response was requested from the owners.
- **Damage to Pillar on St Thomas's Street Church**

The clerks stated that they had contacted 2 officers from IW Council, as yet no reply has been received. The clerks will chase this up further.

- **Wight Carting Advertising Banner**

The clerks stated that there was no current planning approval for the banner. Furthermore, the clerks had met with the owner of Wight Carting. As a result of the meeting the owner removed it immediately.

- **Pennyfeathers Planning**

The Ryde Town council clerks wrote to the IW Council to 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.

5. MEMBERS' QUESTIONS

Cllr Warren asked whether there could be a public meeting in the New Year to address the deteriorating buildings in Ryde. It was decided to discuss this as an agenda item on 13th December.

Cllr Lilley enquired about the current position on the Land behind 31 St Johns Wood Road. The clerks informed him that the IW Council had placed a Tree Preservation Order on all trees on the site and that this would make it impossible for there to be any new development on the site. In addition, the site was under new ownership.

6. PLANNING APPLICATIONS

Week Commencing 4th November 2016

1. Application No: P/00760/16 Alt Ref: TCP/11098/A

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

Location: land south of Westridge Farm, and to rear of 10 to 38 Circular Road, off Hope Road, Ryde, Isle Of Wight, PO33

Proposal: Proposed residential development of 80 dwellings, and associated access roads, public open space, attenuation ponds and infrastructure (re-advertised application)(additional highway/parking and ecology information submitted)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00760/16>

P/299/16 - Ryde Town Council formally objects to this application on the following grounds:

The Traffic Impact Assessment refers to the Pennyfeathers site in order to draw conclusions that the solution proposed for Westridge Cross is acceptable. This scheme needs to be considered on its own merits as the Pennyfeathers scheme has not received formal planning consent and therefore in the opinion of the Town Council cannot be taken into consideration in the determination of this application. Therefore, it is RTC's opinion that the proposed arrangements for Westridge Cross need to be addressed as part of this application. Furthermore, the Island Roads comments refer to 'wishing to have sight of' a report commissioned by the Isle of Wight Council's Planning Policy Team (carried out by Bob White). The Town Council is concerned that the LPA is not sharing its own technical advice with officers of the organisation who are responsible for providing development control advice on highways matters on behalf of the Authority. The Town Council is concerned that as

this advice forms the general context for pre-application advice the developer has received deficient advice in this regard. The application relies on yellow lines being proposed for the entire length of Hope Road and as such RTC considers that this situation does not maintain the existing amenity for users of this road. In addition it poses a wider issue about the need for yellow lines being acceptable on this scheme where the LPA has not accepted yellow lines on other development proposals (such as Asheys Road) and highlights the need for a comprehensive 'and adopted' parking and roads SPD so that developers and residents can have clarity on how schemes will be treated - rather than the policy vacuum that currently exists. The Town Council asks for confirmation from Island Roads about the scope and level of works that are proposed for Hope Road and Circular Road. In particular, due to the state of the substructure it is requested for confirmation to be provided over whether there is an intention to strengthen the network in these two roads to cope with the additional usage and the activities of the Farm. If no works of this nature are proposed, then it is RTC's view that this should be a requirement to make the development acceptable in planning terms. Ryde Town Council understands the guidance concerning traffic counts issued as part of the NPPG on 'normal use'. However, in the Town Council's opinion 'normal use' would need to include traffic associated with the operations of local shops and businesses in the local area as well as the current expansion of Grace Church and the need to provide adequate parking for parishioners. Ryde Town Council is concerned that reference is made to an 'equal split of traffic' passing from the Farm end of the site to Marlborough Road. The majority of road users use Circular Road rather than Hope Road and this further highlights the need for a further Traffic Assessment to be carried out. It is Ryde Town Council's opinion that a fresh traffic assessment, taking into consideration further advice provided by Island Roads following their being able to view the Bob White report and not taking into consideration the Pennyfeathers development, is carried out in a more normal period and over a sustained period to allay concerns that the assessment has been carried out in this manner to minimise any traffic issues in relation to the site. Ryde Town Council is also objecting on the basis that there is insufficient provision within the s106 offer made by the application for safety measures in and around the Marlborough Road junction. It is the opinion of the Town Council that due to the location of facilities, shops and school a cross over point and further road safety measures are required. The Town Council also considers that the ecology report is deficient because it does not take into account additional species raised by residents of the local area. It is recommended that the IWC ecological advice sets out a clear and unequivocal program of advice to the applicant taking into consideration additional species not currently assessed within the reports presented. Ryde Town Council objects to the application on the basis that there is insufficient detail provided by the applicant in relation to the storage capacity of the attenuation ponds. It is the Town Council's opinion that additional storage capacity should be provided. The Town Council is also concerned that there seems to be no assessment of the operational functionality or design proposed for the Hydrobrake. Therefore, on this basis the Town Council considers that the applicant has not demonstrated sufficiently that users downstream won't be adversely affected and that there 'will' be a net reduction in surface water run-off from the site. Ryde Town Council considers that the applicant has not gone 'far enough' in demonstrating a local housing need for this development. Too much reliance has been placed on the SHMA without an understanding of local circumstances which will lead to housing 'out of reach' for the majority of Ryde residents. The Town Council recognises that the SHMA has to plan for current and future need but has previously written to the IWC, as part of the feedback to the draft AAP confirming that in the opinion of the Town Council the LPA

should seek to increase the proportion of Affordable Housing on greenfield sites subject to viability testing. On this basis the TC considers that insufficient consideration has been given by the applicant to the real needs of Ryde and that they have adopted a tick box exercise to meeting the requirements of SP1. The Town Council has also written to the LPA and met with the Executive Member for Planning about the lack of appropriate Supplementary Planning Documents to mitigate the effects of development on current infrastructure. The Town Council considers that the IWC are adopting the wrong approach to the Island Plan as writing the AAP's is still not mitigating the applications which are currently coming before the LPA. The Town Council is aware that the IWC are in the process of designing and costing road infrastructure schemes for Ryde and the Town Council does hope that this includes Westridge Cross (should Pennyfeathers not proceed). The Town Council considers that insufficient provision is being made for the health requirements of Ryde, either through this application, a dedicated SPD or by the LPA as an allocation within the Ryde Area action plan. In addition, the Town Council is concerned that there is currently no marketing strategy for the employment land at Nicholson Road which is supposed to provide the much needed job infrastructure for Ryde. Therefore, the Town Council considers that this development does not provide the appropriate Heads of Terms on sustainable levels of infrastructure to support the level of development proposed and is attempting to hide behind the lack of policy detail provided in the current Island Plan with respect to planning obligations. It is therefore on these grounds that the Town Council objects

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 (readvertised)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01205/16>

P/300/16 – Ryde Town Council does not object to this application.

3. Application No: P/01378/16 Alt Ref: TCP/20629/A
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 77 Newnham Road, Ryde, Isle Of Wight, PO333TE
Proposal: Demolition of porch; alterations; proposed rear extension and porch

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01378/16>

P/301/16 – Ryde Town Council does not object to this application.

4. Application No: P/01395/16 Alt Ref: TCP/09749/T
Parish(es): Ryde Ward(s): Ryde North West
Location: land to rear of 24 and 24a Union Street, fronting, Union Road, Ryde, Isle Of Wight, PO33

Proposal: Proposed dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01395/16>

P/302/16 – Ryde Town Council does not object to this application.

5. Application No: P/01377/16 Alt Ref: TCP/15929/D
Parish(es): Ryde Ward(s): Ryde East
Location: land rear of 7 and 8, Hope Road, Ryde, Isle Of Wight, PO33

Proposal: Proposed dwelling

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01377/16>

P/303/16 – Ryde Town Council does not object to this application.

6. Application No: P/01401/16 Alt Ref: TCP/03314/A

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

Location: 113 Marlborough Road, Ryde, Isle Of Wight, PO331AW

Proposal: Proposed single storey front extension

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01401/16>

P/304/16 – Ryde Town Council does not object to this application.

7. Application No: P/01408/16 Alt Ref: TCP/23349/A

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

Location: Land on corner of Ratcliffe Avenue and, Swanmore Road, Ryde, Isle Of Wight, PO33

Proposal: Prior notification for 12.5 metre high telecommunications column; removal of nearby column; installation of 3 equipment cabinets.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01408/16>

The clerk (Mr Griffiths) declared a non-pecuniary interest

P/305/16 – Ryde Town Council does not object to this application.

Week Commencing 11th. November 2016

8. Application No: P/01430/16 Alt Ref: TCP/23705/A

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

Location: Solent Court, Esplanade, Ryde, Isle Of Wight, PO33

Proposal: Replacement windows and french doors

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01430/16>

P/306/16 – Ryde Town Council does not object to this application.

9. Application No: P/01428/16 Alt Ref: TCP/03663/H

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

Location: Bombay Palace, Appley Rise, Ryde, Isle Of Wight, PO331LE

Proposal: Variation of conditions 5 and 6 on P/00595/07 - TCP/03663/F to allow alterations to opening hours and hours for provision of takeaway food

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01428/16>

P/307/16 – Ryde Town Council does not object to this application.

10. Application No: P/01441/16 Alt Ref: TCP/28799/D

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

Location: 3 Gordon Close, Ryde, Isle Of Wight, PO333RB

Proposal: Demolition of garage, lean-to and shed; proposed end of terrace house with parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01441/16>

P/308/16 – Ryde town council objects to this proposal on the following grounds:

There is insufficient information on the trees which will be removed to accommodate the scheme

Week Commencing 18th. November 2016

11. Application No: P/01400/16 Alt Ref: TCP/06604/L
Parish(es): Ryde Ward(s): Ryde North West
Location: 66 Union Street, Ryde, Isle Of Wight, PO332LG
Proposal: Change of use from A1 (retail) to A3 (café)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01400/16>

Cllr Stevens declared a pecuniary interest
P/309/16 - Ryde Town Council does not object to this proposal subject to the provision of additional information reference waste storage and extraction

12. Application No: P/01454/16 Alt Ref: TCP/30217/C
Parish(es): Ryde Ward(s): Ryde North West
Location: 22 Buckland Gardens, Ryde, Isle Of Wight, PO333AG
Proposal: Demolition of dwelling and garage; replacement dwelling; alterations to vehicular access (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01454/16>

P/310/16 – Ryde Town Council does not object to this application

7. PLANNING REVISIONS

None.

8. PLANNING APPEALS

None

9. PLANNING DECISIONS

Week of 28th. October 2016

Application No: P/01187/16

Location: Binstead Community Association, Coniston Avenue, Ryde, Isle Of Wight, PO333SB

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Alterations to front elevation to include formation of entrance doors

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

Application No: P/01049/16

Location: land adjoining 36, Newnham Road, Ryde, Isle Of Wight, PO33 3TE

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed dwelling and detached garage; formation of vehicular access (revised plans)(Tree Report received)(readvertised application)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals subject to an appropriate condition that ensures a reduction in surface water runoff from this site.

Conditions

Development shall not commence until details of the facilities to be provided for the disposal of surface water from the development has been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied or brought into use until the approved drainage works have been carried out and completed in accordance with the approved details.

Reason: To ensure adequate provision would be made for on-site drainage to serve the development in accordance with the aims of policies DM2 (Design Quality for New Development) and DM14 (Flood Risk) of the Island Plan Core Strategy.

Application No: P/01183/16

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

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed two storey extension on rear elevation to provide additional living accommodation; alterations

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application subject to there being no further development on this site which would be considered overcrowding.

Application No: P/01127/16

Location: former Harcourt Sands Holiday Park, Puckpool Hill, Ryde, Isle Of Wight, PO331PJ

Parish: Ryde Ward: Ryde East

Approval of reserved matters for appearance and landscaping on P/00573/15 - TCP/17977/K for 35 units

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

Week of 4th. November 2016

Application No: P/01211/16

Location: 102 High Park Road, Ryde, Isle Of Wight, PO331BZ

Parish: Ryde Ward: Ryde East

Proposal: Lawful Development Certificate for proposed conversion of garage to dining room; alterations

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00985/16

Location: Barclays Bank Plc, 7-8 High Street, Ryde, Isle Of Wight, PO332PN

Parish: Ryde Ward: Ryde North West

Proposal: Installation of 3 condensing units; repair of roofs; replacement of roof gutters and downpipes (revised plans) (revised description).

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

Week of 11th. November 2016

Application No: P/01234/16

Location: St David's, 1 Somerset Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde East

Proposal: Proposed change of use from salon and 2 bedroom flat to 4 bedroom detached dwelling

Decision: Granted Plan Permission (or issue Cert)

10. TREE DECISIONS

Location 16 Melville Street, Ryde, Isle of Wight, PO33

No objection to the following:

Consent to reduce the two magnolia, located as described in the application, by one third of their current crown size. This being a reduction of no greater than 1m from the extremities of the canopy backs to strong growth points at least one third the diameter of the adjacent pruning point.

Reason: The trees are obscuring a street light and windows of the property.

Location Church Lane, Ryde

No objection to the following:

T1 Sycamore – Situated as detailed in the application to remove.

Reason: To remove a tree that is causing physical damage to the road.

Location Land adjacent 36 Sherbourne Avenue, Ryde PO33 3PX

Consent for the following:

Consent to the fell the trees described in the application to near ground level.

Reason: It has been demonstrated that in the balance of probabilities the trees are undermining the building and causing the subsidence.

11. LICENSE APPLICATIONS

Street Furniture Application

Highways Act 1980 Section 115E

Application for: **Street Furniture Permit for Costa, High Street, Ryde**

P/311/16 - Ryde Town Council object to this proposal on the grounds of pedestrian safety

12. LICENSE DECISIONS

The Street Furniture Permit for Sugar & Ice, 179 High Street, Ryde has now been agreed and issued.

13. Consultations on parking provision for new developments

P/312/16 – Ryde Town Council recommends that the clerks prepare a report for submission to the IW Council. Prior to submission the report should be agreed with the chairman of the planning committee.

14. Consultations on waste storage provision for new developments

P/313/16 – Ryde Town Council recommends that the clerks prepare a report for submission to the IW Council. Prior to submission the report should be agreed with the chairman of the planning committee.

14. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **13th. December 2016**