



**RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 13th. DECEMBER 2016 AT THE TOWN COUNCIL OFFICES, 10 LIND
STREET, RYDE**

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

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

PUBLIC QUESTION TIME

Mrs Conyers asked whether the committee was aware of the latest regeneration strategy. The clerks informed her that they had read the document and had identified some inaccuracies in it

1. APOLOGIES

Apologies were received from Cllr Wakeley and Cllr Lilley

2. DECLARATIONS OF INTEREST

None received

3. MINUTES

P/314/16 - The minutes for the 22nd. November 2016 were confirmed as read and confirmed as accurate and signed off.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

Damage to Pillar on St Thomas's Street Church

The clerks informed the committee that they had been in contact with an officer from IW Council and he informed them that he was awaiting confirmation from the lorry driver's insurance to proceed.

Pennyfeathers Planning

The clerks informed the committee that they had requested refusal on the grounds of non determination and the IW Council informed the clerks that negotiations on the legal agreement was still ongoing with the developers so this was not possible.

It was decided that the clerks should contact the IW Council again at the end of March to establish whether any progress had been made.

Pedestrianising of the High Street update

The clerks informed the committee that they were awaiting a report from IW Council on the proposal so that the scheme could be finalised and put out for consultation and that this would be done in January 2017.

Parking and traffic flow issues in West Street near to the bus stop outside Ryde School.

The clerks informed the committee that a question had been asked at Full Committee and referred to the Planning committee about parking outside Ryde School during drop off and collection times.

It was decided that the clerks should contact Mark Downer at the IW Council to discuss the issue and the possibility of a limited waiting period during peak times.

5. MEMBERS' QUESTIONS

None

6. PLANNING APPLICATIONS

Week Commencing 25th. November 2016

1. Application No: P/01271/16 Alt Ref: LBC/05339/C
Parish(es): Ryde Ward(s): Ryde North West
Location: 9 St. Thomas Street, Ryde, Isle Of Wight, PO332PA
Proposal: LBC for demolition of front wall; replacement wall and railings
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01271/16>

P/315/16 - Ryde Town council does not object to this proposal

2. Application No: P/01443/16 Alt Ref: TCP/32864
Parish(es): Ryde Ward(s): Ryde North East
Location: 47 Park Road, Ryde, Isle Of Wight, PO332BE
Proposal: Removal of boundary wall; proposed vehicular access and parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01443/16>

P/316/16 - Ryde Town council does not object to this proposal

3. Application No: P/01462/16 Alt Ref: TCP/24726/F
Parish(es): Ryde Ward(s): Ryde North West
Location: 17 Spencer Glade, Ryde, Isle Of Wight, PO333AJ
Proposal: Proposed use of ancillary outbuilding as a separate dwelling house (use class c3(a)); formation of vehicular access and parking bays for No. 17; landscaping
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01462/16>

P/317/16 - Ryde Town Council objects to this application because of the buildings proximity to its neighbours.

4. Application No: P/01370/16 Alt Ref: TCP/24209/C
Parish(es): Ryde Ward(s): Ryde North East
Location: 20A Esplanade, Ryde, Isle Of Wight, PO332DZ
Proposal: Change of use from cafe to dog grooming parlour
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01370/16>

P/318/16 - 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/01487/16 Alt Ref: TCP/23211/B
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 22 Birch Gardens, Ryde, Isle Of Wight, PO333XB
Proposal: Proposed conservatory on side elevation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01487/16>

P/319/16 - Ryde Town council does not object to this proposal

6. Application No: P/01502/16 Alt Ref: TCP/32868
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 52 The Mall, Ryde, Isle Of Wight, PO333SF
Proposal: Replacement of conservatory roof with flat roof
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01502/16>

P/320/16 - Ryde Town council does not object to this proposal

Week Commencing 2nd. December 2016

7. Application No: P/01503/16 Alt Ref: TCPL/05339/D
Parish(es): Ryde Ward(s): Ryde North West
Location: 9 St. Thomas Street, Ryde, Isle Of Wight, PO332PA
Proposal: Demolition of front boundary wall; replacement wall and railings
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01503/16>

P/321/16 – Ryde Town council does not object to this proposal

8. Application No: P/01512/16 Alt Ref: TCP/27555/D
Parish(es): Ryde Ward(s): Ryde East
Location: land adjacent 91 and rear of, 89 and 91, Marlborough Road, Ryde, Isle Of Wight, PO33
Proposal: 2 detached dwellings with parking (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01512/16>

P/322/16 - Ryde Town Council does not object to this proposal however it was noted that the reason for previous refusal by the Local Planning Authority had not been addressed.

9. Application No: P/01526/16 Alt Ref: TCP/05363/F
Parish(es): Ryde Ward(s): Ryde North West
Location: 9 St. Thomas Square, Ryde, Isle Of Wight, PO332PJ
Proposal: Installation of a satellite dish and lattice pole
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01526/16>

P/323/16 - Ryde Town council does not object to this proposal

Week Commencing 9th. December 2016

10. Application No: P/01556/16 Alt Ref: TCP/14658/C
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: Haylands Manor, Corbett Road, Ryde, Isle Of Wight, PO333LF
Proposal: Proposed construction of detached swimming pool building and detached car port
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01556/16>

P/324/16 - Ryde Town Council are unable to comment in the absence of details of the effect on the trees as shown on the plans

7. PLANNING REVISIONS

None.

8. PLANNING APPEALS

None

9. PLANNING DECISIONS

Week ending 18th. November 2016

Application No: P/01255/16

Location: Oakfield Football Club, Slade Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde South

Proposal: Prior notification for telecommunications installation of 15 metre shrouded monopole to support 3 no. telecommunications antennas, 2 no. dishes and 2 no. ground based equipment cabinets.

Decision: Granted Plan Permission (or issue Cert)

Impact on the use of the existing playing field

The proposed monopole and equipment cabinets would be located to the south of the existing football pitch, the submitted plans showing that the installation would be over 6m from the existing touchline. Given this distance, Sport England has no objection to the development proposal and its effect on the use of the existing playing field. It is understood from Sport England that the FA has a requirement that there should be no obstacle within 3m of the touchline to ensure the safety of players. Taking this into consideration, that Sport England does not object, and that there are other flag poles and flood lights around the edge of the playing field, it is considered that the proposal would not prejudice the (safe) use of this existing playing field/football pitch, which would be maintained in accordance with the aims of policy DM7 of the CS.

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.

Application No: P/01200/16

Location: 35 Weeks Road, Ryde, Isle Of Wight, PO332TL

Parish: Ryde Ward: Ryde West

Proposal: Demolition of bathroom; alterations; single/two storey rear extension to provide additional living accommodation (revised plan)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this proposal

Application No: P/01215/16

Location: 36 Dover Street, Ryde, Isle Of Wight, PO332BW

Parish: Ryde Ward: Ryde North East

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
Decision: Granted Plan Permission (or issue Cert)

Application No: P/01238/16

Location: Chatfield House, 36 Dover Street, Ryde, Isle Of Wight, PO332BW

Parish: Ryde Ward: Ryde North East

Proposal: Demolition of wall at front; replacement brick wall and supporting piers; roof light to western elevation of front pitched roof

Decision: Granted Plan Permission (or issue Cert)

Evaluation

Impact on the special interest of the listed building, the setting of the listed building and on the character and appearance of the conservation area

36 Dover Street (listed grade II, May 1972) is a 2 storey rendered villa dating from c.1830 with a 2 storey bow with parapet surround. Nos 34 to 38 (even) with No 1 Wood Street form a group. Pre-application advice was sought on a number of repairs and alterations to the property which are part of a programme of refurbishment. This application is for a replacement boundary wall and gate piers and for a rooflight and follows the advice given.

There was a surviving section of front boundary wall and gate piers which were constructed in brick with a ragged stone capping. A photograph dating from the 1980s shows the property with this wall intact. However, overtime alterations were made to this wall with the loss of a section of wall to allow off street parking. This work was undertaken without the benefit of planning permission or listed building consent and although a case could be made for its reinstatement it is not considered expedient to pursue the matter through the service of an enforcement notice.

Comments received reference the surviving section of wall and the quality of the replacement. The surviving section of wall was considered to be in a poor state of repair and, following the submission of the application, it was removed as it was considered to be dangerous. Works to the front garden may have undermined the wall but the soil levels had increased to high levels, damaging the front elevation of the listed building, and the levels had to be reduced. It should be stressed that the loss of the original section of wall is regrettable and this application does regularise that unauthorised work. However, the proposed replacement would also be in a suitable buff brick and the final appearance would be controlled by the use of an applied condition. The ragged stone capping would not be reinstated but this is not an historic detail. The reinstated gate piers would be topped by reclaimed cappings to match the neighbouring property. The inner walls leading to the steps would be replaced like for like as a repair. Consequently, it is accepted that the current works would result in an overall improvement to the appearance and setting of the listed building and to the character and appearance of the conservation area.

With regard to the proposed rooflight which would be low profile and grey to match the slate of the roof, this is for maintenance purposes only, to allow access to an inner roof valley. It would be located on an inward facing roof slope not visible from any strategic external viewpoint. It would not be visible internally as it accessed via a roof hatch. Consequently, the proposed non-conservation style rooflight is considered acceptable as it would not impact on the special interest of the listed building.

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

Week ending 25th. November 2016

Application No: P/01260/16

Location: Garden Flat, 7 Vernon Square, Ryde, Isle Of Wight, PO332JG

Parish: Ryde Ward: Ryde North East

Proposal: Internal alterations to include removal of part of wall between living room and kitchen

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this proposal

Application No: P/01261/16

Location: Garden Flat, 7 Vernon Square, Ryde, Isle Of Wight, PO332JG

Parish: Ryde Ward: Ryde North East

Proposal: LBC for internal alterations to include removal of part of wall between living room and kitchen

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this proposal

Application No: P/01303/16

Location: 124A High Street, Ryde, Isle Of Wight, PO332SU

Parish: Ryde Ward: Ryde West

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; application of render to front elevation (revised description)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this proposal

Week ending 2nd. December 2016

Application No: P/01355/16

Location: 71 High Park Road, Ryde, Isle Of Wight, PO331BX

Parish: Ryde Ward: Ryde East

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

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this proposal

Application No: P/01205/16

Location: 11 Vernon Square, Ryde, Isle Of Wight, PO332JG

Parish: Ryde Ward: Ryde North East

Proposal: External alterations to remove cement render and replace with lime render (readvertised)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this proposal

Application No: P/01307/16

Location: 3f, Rink Road Industrial Estate, Ryde, Isle Of Wight, PO332LT

Parish: Ryde Ward: Ryde North East

Proposal: Change of use from general industrial (Class B2) to outpatient haemodialysis treatment centre (Class D1) (revised Flood Risk Assessment received)

Decision: Granted Plan Permission (or issue Cert)

Prior to the commencement of the development hereby permitted, a flood warning and evacuation plan (FWEP) shall be submitted to and agreed in writing by the Local Planning Authority.

The FWEP shall address the following:

- Raise awareness of the flood hazard at the location specified in the plan;
- Define the flood warnings and estimated lead-in times available;
- Detail how, when and by who the plan is triggered;
- Define the responsibilities of those participating in the plan i.e. the site user/occupants/site manager/flood warden;
- Outline the place of safe refuge, evacuation procedure and the safe evacuation route away from the development; and
- Establish the procedure for implementing, monitoring and maintaining the plan.

Reason: To reduce the risk to life of the occupants of the development and to comply with the National Planning Policy Framework and policies SP5 (Environment) and DM14 (Flood Risk) of the Island Plan Core Strategy.

Prior to the use hereby permitted being brought into operation, the Flood Risk Management Measures as detailed within the submitted Flood Risk Assessment shall be carried out in accordance with those details and maintained thereafter.

Reason: To reduce the risk to life of the occupants of the development and to comply with the National Planning Policy Framework and policies SP5 (Environment) and DM14 (Flood Risk) of the Island Plan Core Strategy.

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

Application No: P/01359/16

Location: Alliance/Boots, Tower House Surgery, Rink Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Freestanding totem sign and wall mounted fascia panel

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this planning application

10. TREE DECISIONS

Location St Georges House, Sea Close, Ryde, PO33 3SW

Consent for the following:

The lime tree is to be pollarded the old pollard point

The holm oak is to have the overhang to the house reduced to leave a 2m gap between the gutter line and the crown edge.

The Oak is to have its crown raised to 6 m removing the epicormic growth.

Reason: To make the trees safer and prevent them becoming a nuisance.

Location 27 Salisbury Road, Ryde, Isle of Wight

Consent for the following:

Consent to pollard the two lime trees to old pollard points.

Reason: The work requested will mean the current management will be continued.

Location Clyde House, 35 Dover Street, Ryde

No objection to the following:

Consent to fell the greengauge situated as detailed in the application.

Reason: The tree is of poor for and its removal is necessary in the general landscaping of the area.

Location Beldornie Tower, Augusta Road, Sea Close, Ryde

PLEASE NOTE THIS LETTER CONTAINS A SPLIT DECISION

Refusal to the following:

The Corsican pine (described as a macrocarpa in the application) is important to the surrounding areas arboreal character and seen as a feature tree when viewed from the Solent and neighbouring beach line. The tree may grow at a lean but this is not considered to be to the extent that the tree is unstable and has not moved in the recent past. The reasons given for the trees removal in the application are considered non proven and insufficient to demonstrate them to be so. For this reason council cannot justify giving permission for the trees removal at this present time.

Consent to the following:

Consent to fell to near ground level the ash tree as detailed in the application.

Reason: The tree is in a poor condition and becoming unsafe.

Location 9 Buckingham Close, Ryde

No objection to the following:

Consent to fell the beech tree to near ground level

Reason: The tree is causing the problems with the drains causing flooding of the adjacent property.

11. LICENSE APPLICATIONS

Application for a Premises Licence at 22 Cross Street, Ryde.

P/325/16 - Ryde Town council does not object to this proposal

12. LICENSE DECISIONS

None

13. Consultations on Regulatory and Community Safety Services Enforcement Policy

Ryde Town Council have no comments to make on this consultation

14. Planning budget recommendations

P/326/16 - Ryde Town Council recommended the budget as discussed at the meeting to Full Council

15. Public meeting on various buildings in Ryde which have fallen into disrepair

After discussion about various buildings in Ryde and about the contents of communications with the IW Council.

P/327/16 - Ryde Town Council resolved that:

- 1. Proposals for a public meeting should be postponed whilst confidential negotiations are still ongoing with the IW Council.**
- 2. Any positive news with regard improvements to any of the buildings which had previously been identified as in disrepair should be reported in the next issue of the Beacon.**

16. Cyclists causing a danger to pedestrians along the pavements at North Walk, Ladies Walk and the Appley approach and whether Island Roads could consider demarcating a cycling part of the pavement.

P/328/16 - Ryde Town Council recommended to add this item to a list of priorities for consideration at a future meeting (Community Highways Fund) as an agenda item to rank projects so that they can be prioritised for funding.

17. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **17th. January 2017** (decision to be made on delegated powers over the Christmas period)

P/329/16 - Ryde Town Council resolved to delegate their statutory powers to the clerks and the chairman of the planning committee over the Christmas period.