



**RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 31st. JANUARY 2017 AT THE TOWN COUNCIL OFFICES, 10
LIND STREET, RYDE**

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

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

PUBLIC QUESTION TIME

Mrs Newbury asked about the plans for Pedestrianisation of Ryde High Street. The clerks informed her that this would be covered in Agenda Item 4.

Mrs Conyers enquired about the planning decision on the Westridge Farm scheme. The clerks informed her that this would be covered in Agenda Item 13.

17/17 APOLOGIES

Apologies were received from Cllr D Woodward.

18/17 DECLARATIONS OF INTEREST

None Received

19/17 MINUTES

RESOLVED that the minutes of the planning committee held on the 17th. January 2017 be approved as a true and accurate record and signed by the Chairman

20/17 PROGRESS ON ACTION TAKEN

St Thomas's Church

The clerks informed the committee that they were still awaiting a reply to their further enquiry as to the repairs on the pillar at St Thomas's church.

The clerks also informed the planning committee that they had seen the title deeds for St Thomas's church and informed them that there were restrictive covenants on the use of the building. The committee requested that the details of the covenants be discussed at the next meeting.

21/17 MEMBERS' QUESTIONS

Cllr Lilley asked about highway safety in the area around Marlborough Road and Appley Road with particular reference to pedestrian safety and the suitability of the surface for wheelchair users. Cllr Lilley also asked if there was any money available to fund improvements in this area. The clerks informed the committee that there were a number of schemes which required funding and that they would prepare a Prioritisation Matrix for discussion at a future meeting for the allocation of the community highways fund.

Cllr Ross stated that the whole of Bristol had a 20mph speed limit and wondered if Ryde Town Council could look into a similar scheme. The clerks informed Cllr.Ross that there was discussion between the IWC and Island Roads and that further information was required about the possibility of trialing this in certain areas of the island.

Cllr Warren stated that 20mph speed limit is difficult to police and enforce.

Cllr Warren asked when the Parking Strategy would be delivered. It was confirmed that residents parking zones were part of the strategy but that the

IWC officers had not received strategy direction on how to proceed and it was likely that this would take place after May's election.

Cllr. Warren also confirmed that the informal presentation of Ryde School's proposals had taken place and it was confirmed that the clerks would circulate the details (following a member of the public forwarding them).

22/17

PLANNING APPLICATIONS

Week Commencing 20th January 2017

None

Week Commencing 27th January 2017

1. Application No: P/00022/17 Alt Ref: TCP/07041/D
Parish(es): Ryde Ward(s): Ryde West
Location: land west of, 42 Pound Mead, Corbett Road, Ryde, Isle Of Wight, PO33
Proposal: Proposed detached chalet bungalow with vehicular access and parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00022/17>

RESOLVED that Ryde Town Council objects to this proposal on the grounds that the tree report is incomplete and the proposed development falls within the root protection area of the large oak tree T7 shown on a neighbouring property on the plans. In addition, the committee request that a TPO be placed on the trees on this site for their protection.

2. Application No: P/01562/16 Alt Ref: TCP/32686/A
Parish(es): Ryde Ward(s): Ryde North East
Location: 33 Buckland Gardens, Ryde, Isle Of Wight, PO333AG
Proposal: Demolition of shed; proposed detached bungalow with garage; formation of vehicular access (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01562/16>

RESOLVED that Ryde Town Council objects to this proposal on the grounds that it fails to meet planning policy DM2 design and character. In addition should the proposal be granted the conditions as set out by the Tree Team should be attached to the permission.

3. Application No: P/00059/17 Alt Ref: LBC/18409/A
Parish(es): Ryde Ward(s): Ryde North East
Location: Aspire, former Holy Trinity Church, Dover Street, Ryde, Isle Of Wight, PO33
Proposal: Installation of a new first floor mezzanine in the North transept, with new stairs from ground floor contained within a fire compartment stairwell. Replacement of the existing partially glazed partition between the Nave and North transept with with fire rated partition and fire door.
<http://www.iwight.com/planning/Dire,ctToAppDetails2.aspx?P/00059/17>

RESOLVED that Ryde Town Council did not have enough information to make a comment. The drawings provided did not include external elevations to show the effect of the Mezzanine floor on the windows. In addition, there were no comments from the conservation officer.

23/17 **PLANNING REVISIONS**

None.

24/17 **PLANNING APPEALS**

None

25/17 **PLANNING DECISIONS**

Week ending 13th January 2017

Application No: P/01512/16

Location: land adjacent 91 and rear of, 89 and 91, Marlborough Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde East

Proposal: 2 detached dwellings with parking (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

RESOLVED that Ryde Town Council did not object to this proposal however it was noted that the reason for previous refusal by the Local Planning Authority had not been addressed.

Application No: P/01271/16

Location: 9 St. Thomas Street, Ryde, Isle Of Wight, PO332PA

Parish: Ryde Ward: Ryde North West

Proposal: LBC for demolition of front wall; replacement wall and railings

Decision: Granted Plan Permission (or issue Cert)

RESOLVED that Ryde Town Council did not object to this Proposal

Application No: P/01503/16

Location: 9 St. Thomas Street, Ryde, Isle Of Wight, PO332PA

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of front boundary wall; replacement wall and railings

Decision: Granted Plan Permission (or issue Cert)

RESOLVED that Ryde Town Council did not object to this Proposal

Week ending 20th January 2017

Application No: P/01558/16

Location: land adjacent Wychwood, Quarr Hill, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Retention of patio and steps; proposed conservatory

Decision: Granted Plan Permission (or issue Cert)

RESOLVED that Ryde Town Council did not object to this Proposal

Application No: P/01385/16

Location: 14a Sutton Close, Ryde, Isle Of Wight, PO331DH

Parish: Ryde Ward: Ryde East

Proposal: Lawful Development Certificate for proposed garage

Decision: Granted Plan Permission (or issue Cert)

Application No: P/01493/16

Location: SSE Depot, Rink Road, Ryde, Isle Of Wight, PO332LT

Parish: Ryde Ward: Ryde North East

Proposal: Lawful Development Certificate for removing existing containers and demolishing temporary buildings; widening and altering the angle of an existing exit to the north which leads onto private land (owned by SSE); replacing automatic electric gates to the entrance and exits; resurfacing works including replacing existing concrete and asphalt surfaces; new bunded concrete bays for fuel storage; repairing and improving surface water and foul water drainage including a fuel interceptor; new road markings; alteration and improvement of fencing by installing new fencing to match; new armco barriers to the east; replacing material storage bays; and erecting a modular building (116m2 GEA)

Decision: Granted Plan Permission (or issue Cert)

Application No: P/01526/16

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

Parish: Ryde Ward: Ryde North West

Proposal: Installation of a satellite dish and lattice pole

Decision: Granted Plan Permission (or issue Cert)

RESOLVED that Ryde Town Council did not object to this Proposal

Application No: P/01568/16

Location: 30 Buckland Gardens, Ryde, Isle Of Wight, PO333AG

Parish: Ryde Ward: Ryde North West

Proposal: Proposed single storey rear extension forming breakfast and family rooms; decking; alterations

Decision: Granted Plan Permission (or issue Cert)

RESOLVED that Ryde Town Council did not object to this Proposal

Application No: P/01625/16

Location: Pell Farm House, Pell Lane, Ryde, Isle Of Wight, PO333LT

Parish: Ryde Ward: Ryde West

Proposal: Proposed conservatory on front elevation

Decision: Granted Plan Permission (or issue Cert)

RESOLVED that Ryde Town Council did not object to this Proposal

26/17

TREE DECISIONS

Trees in TPO/1982/37 Tree Preservation Order

Location 11 Quarr Close, Binstead

Refusal for the following:

Both oak trees that are the subject of the application are considered to be of high amenity contributing to the verdant sylvan character of the area. It is recognised that that movement has been seen in the house and it has been shown that this may have been exacerbated by Prunus and Quercus. However insufficient information has not been submitted to demonstrate that both oak trees are causing the problem and if not which of the two trees are the culprit. This could be resolved by DNA analysis of the roots found and samples taken from the two trees, this information was not supplied. For this reason the council cannot justify giving consent to the removal of both trees at this time.

Trees in Ryde St Johns Conservation Area

Location: Middle Lodge, Appley Lane, Ryde PO33 1NQ

No objection to the following:

Eucalyptus gunnii – situated as detailed in the application to fell to near ground level.

Reason: The tree has become decayed and unsafe to the surrounding area.

27/17

LICENSE APPLICATIONS

Jules Ices. Renewal of license.

RESOLVED that Ryde Town Council had no comments on this Proposal

28/17

LICENSE DECISIONS

None

29/17

Westridge Farm Planning

The Chairman reported to the planning committee the decision of the IW Council planning committee on Westridge Farm. The chairman stated that the proposal had initially been refused by the committee on the sole grounds that the access to the site was inadequate he also reported that Island Roads had evaluated the access and reported that it was acceptable. Later, due to lack of a substantial reason for refusal the planning officers “called the decision in” for further discussion later and therefore a formal decision has not been made in respect of this application.

30/17

Consultation on new Affordable Housing SPD

The clerks presented the Consultation on new Affordable Housing SPD to the planning committee along with their comments on the report.

RESOLVED The clerks shall, in consultation with the chair of planning, submit the final comments to the IW Council.

31/17

DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **21st. February 2017**