



**RYDE  
TOWN COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 14<sup>th</sup>. March 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 S Stephens  
Cllr P Warren (Deputy Mayor), Cllr D Woodward

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

## **PUBLIC QUESTION TIME**

A member of the public asked about fencing and other works which were going on along the stretch of foreshore between Ryde Pier and Quarr. The clerks stated that IW Council officers were reluctant to classify such works as Priority 1 or Priority 2 cases which would mean a more robust and speedy response. Cllr Wakeley suggested that the incoming planning committee may wish to meet with the IW Council Officers to discuss these issues.

## **APOLOGIES**

Cllr Micheal Lilley sent his apologies.

### 46/17      **DECLARATIONS OF INTEREST**

Cllr Wakeley declared a pecuniary interest in planning item 2 and a non-pecuniary interest in items 5 and 14

### 47/17      **MINUTES**

**RESOLVED that the minutes of the planning committee held on the 14<sup>th</sup> March 2017 be approved as a true and accurate record and signed by the Chairman**

### 48/17      **PROGRESS ON ACTION TAKEN**

#### **St Thomas's Church**

The clerks informed the committee that they had given all relevant details on St Thomas's Church to Cllr Wakeley so that he could contact the Executive Member at the IW Council and seek some action.

#### **Westridge Farm**

The clerks informed the committee that a decision to the application had been further delayed to the 30<sup>th</sup>. May 2017

#### **Ryde Theatre Aerial and Clock**

The clerks reported that they had presented some briefing notes regarding the IW Councils responsibility for the Aerial to Cllr Whittle to present to the leader of the IW Council.

#### **Fencing on Seafront**

The clerks informed the committee that the fencing on the Esplanade would be completed by 19<sup>th</sup>. March 2017

#### **Housing Numbers**

The clerks informed the committee that the Isle of Wight Council have confirmed that they will publish their housing monitoring report by the end of March 2017 with an update on the Housing 5 year land supply by the 6<sup>th</sup> May 2017.

49/17 **MEMBERS' QUESTIONS**

Cllr Ross stated that he felt that the quality of planning application material had deteriorated and was often now difficult to interpret. The clerks confirmed that it was government advice to reduce the burden on planning applications so that they can be registered earlier any missing information dealt with as part of the application.

50/17 **PLANNING APPLICATIONS**

**Week Commencing 24<sup>th</sup>.February 2017**

1. Application No: P/00144/17 Alt Ref: TCP/22682/A  
Parish(es): Ryde Ward(s): Ryde West  
Location: 2 Pellhurst Road, Ryde, Isle Of Wight, PO333BN  
Proposal: Front extension in the form of a bay window to ground and first floor  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00144/17>

**RESOLVED- Ryde Town Council does not object to this proposal**

2. Application No: P/00164/17 Alt Ref: TCP/32965  
Parish(es): Ryde Ward(s): Ryde North West  
Location: land at Ryde House, off, Binstead Road, Ryde, Isle Of Wight, PO33  
Proposal: Outline development for 57 homes (17 open market houses, 20 open market flats, 20 sheltered accommodation units)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00164/17>

Cllr Wakeley declared a precuiary interest and stepped down from the committee and joined the public gallery whilst this item was discussed. He then left the room whilst the vote on this item took place.

**RESOLVED- Ryde Town Council objects to this proposal on the grounds that the ecology report is insufficient in respect of the species and numbers of animals known to be on the site.**

**In addition the affordable housing element has not been identified within the scheme. RTC notes that the number of sheltered housing units on the site equals what would be required as the required % of Affordable Housing but that this is not specific in the proposed HOT.**

**RTC further confirms that there is insufficient detail with regards to the contributions to be required for off site contributions towards identified junction improvements necessary within the local area.**

**RTC objects to the design of the road junction which it believes does not sufficiently address the issues raised by Island Roads as part of its pre-application advice.**

**RTC furthermore is concerned about the use of the woodland area which is a SINC and an ancient woodland and should be protected by an appropriate condition preventing the owners having pets. Furthermore the woodland area should be placed in a separate management company**

**preventing it from being developed in the future to protect its use as a buffer making a significant contribution to the important ecological resource and to ensure minimal intervention to preserve and enhance its features through sensitive management.**

3. Application No: P/00176/17 Alt Ref: A/02669  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Ryde Golf Club, Binstead Road, Ryde, Isle Of Wight, PO333NF  
Proposal: 2 x externally illuminated advertising hoardings  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00176/17>

**RESOLVED- Ryde Town Council objects to this proposal on the grounds that the signs will detract from the character of the area in accordance with the principles of DM2. The signs are of such a size and nature that they do not respect the area and would be more appropriate in a town centre urban location.**

**Week Commencing 3<sup>rd</sup>. March 2017**

4. Application No: P/00174/17 Alt Ref: TCP/07433/B  
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands  
Location: 73 Ashey Road, Ryde, Isle Of Wight, PO332UZ  
Proposal: Conversion of garage to form 2 bedrooms to include replacement roof  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00174/17>

**RESOLVED- Ryde Town Council does not object to this proposal**

5. Application No: P/00199/17 Alt Ref: TCPL/32972/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Wilsons Electrical I O W, 50 Union Street, Ryde, Isle Of Wight, PO332LF  
Proposal: Additional use class to include element of A3 (currently A1) and removal of an internal stud wall  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00199/17>

Cllr Wakeley declared a non-pecuniary interest and stepped down from the committee and joined the public gallery whilst this item was discussed. Furthermore Cllr Wakeley did not vote on this application.

**RESOLVED- Ryde Town Council does not object to this proposal subject to a satisfactory method for extraction which does not expel over main entrance door.**

6. Application No: P/00200/17 Alt Ref: LBC/32972  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Wilsons Electrical I O W, 50 Union Street, Ryde, Isle Of Wight, PO332LF  
Proposal: LBC for additional use class to include element of A3 (currently A1) and removal of an internal stud wall  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00200/17>

**RESOLVED- Ryde Town Council does not object to this proposal subject to a satisfactory method for extraction which does not expel over main entrance door**

7. Application No: P/00179/17 Alt Ref: TCP/28220/A  
Parish(es): Ryde Ward(s): Ryde South  
Location: Farnsworth Newsagents, 96 High Street, Ryde, Isle Of Wight, PO332SZ  
Proposal: Conversion of shop and dwelling into 6 no. flats  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00179/17>

**RESOLVED- Ryde Town Council does not object to this proposal subject to the developers altering the proposed design for the ground floor shop front so that it more sympathetically matches the existing building which could include quoins and would be pleased to see work stop at the site until any planning consent is determined.**

8. Application No: P/00198/17 Alt Ref: TCP/32975  
Parish(es): Ryde Ward(s): Ryde East  
Location: Orchard House, Bullen Road, Ryde, Isle Of Wight, PO331AU  
Proposal: Proposed detached garage  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00198/17>

**RESOLVED- Ryde Town Council does not object to this proposal**

9. Application No: P/00202/17 Alt Ref: TCP/32968  
Parish(es): Ryde Ward(s): Ryde South  
Location: 52 Well Street, Ryde, Isle Of Wight, PO332RZ  
Proposal: Proposed single storey rear extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00202/17>

**RESOLVED- Ryde Town Council does not object to this proposal**

10. Application No: P/00224/17 Alt Ref: TCP/32986  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 49a George Street, Ryde, Isle Of Wight, PO332EN  
Proposal: Demolition of existing two storey dwelling; replacement with single storey dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00224/17>

**RESOLVED- Ryde Town Council does not object to this proposal**

11. Application No: P/00203/17 Alt Ref: LBC/31495/C  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 10 Lind Street, Ryde, Isle Of Wight, PO332NQ  
Proposal: Revised window on rear elevation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00203/17>

**RESOLVED- Ryde Town Council does not object to this proposal subject to the applicant reconsidering the window design to make it match more the design of the existing windows.**

## **Week Commencing 10<sup>th</sup>. March 2017**

12. Application No: P/00255/17 Alt Ref: TCP/18098/G  
Parish(es): Ryde Ward(s): Ryde South  
Location: 19 Albert Street, Ryde, Isle Of Wight, PO332SA  
Proposal: Demolition of the former dance school; proposed two storey building containing 2 no. 2 bedroom and 3 no. 1 bedroom self contained flats with five car parking spaces and amenity area  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00255/17>

**RESOLVED- Ryde Town Council does not object to this proposal**

13. Application No: P/00215/17 Alt Ref: TCP/18881/B  
Parish(es): Ryde Ward(s): Ryde East  
Location: Victoria Depot, Victoria Crescent, Ryde, Isle Of Wight, PO331DQ  
Proposal: Change of use from Sui Generis (council storage & distribution depot) to B8 (storage & distribution) including the siting of up to 50 containers.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00215/17>

**RESOLVED- Ryde Town Council does not object to this proposal**

14. Application No: P/00270/17 Alt Ref: TCP/30491/C  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 6 Beech Grove, Ryde, Isle Of Wight, PO333AN  
Proposal: Proposed two storey extension at 1st floor level  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00270/17>

Cllr Wakeley declared a non-precuiary interest and stepped down from the committee and joined the public gallery whilst this item was discussed. Furthermore Cllr Wakeley did not vote on this application.

**RESOLVED- Ryde Town Council objects to this proposal on the grounds that there is insufficient detail as to the site lines from the property on to neighbouring properties. The accompanying site and block plans did not accurately reflect the current position as to the number of neighbouring properties and their proximity to the applicant and therefore we are unable to consider whether significant overlooking occurs.**

15. Application No: P/00275/17 Alt Ref: TCP/19067/C  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 21 John Street, Ryde, Isle Of Wight, PO332PY  
Proposal: Creation of vehicular access  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00275/17>

**RESOLVED- Ryde Town Council does not object to this proposal**

51/17 **PLANNING REVISIONS**

None.

52/17 **PLANNING APPEALS**

None

## 53/17 PLANNING DECISIONS

### **Week ending 17<sup>th</sup>. February 2017**

#### **Application No: P/01670/16**

Location: 92B West Street, Ryde, Isle Of Wight, PO332NN

Parish: Ryde Ward: Ryde North West

Proposal: Proposed open sided lean to canopy/ car port

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this application**

### **Week ending 24<sup>th</sup>. February 2017**

#### **Application No: P/01592/16**

Location: land between, 113 and 115, High Park Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde East

Proposal: Demolition of garage; proposed detached house with parking; formation of new vehicular and pedestrian access

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this application**

#### **Application No: P/01562/16**

Parish: Ryde Ward: Ryde North East

Proposal: Demolition of shed; proposed detached bungalow with garage; formation of vehicular access (revised scheme)

Location: 33 Buckland Gardens, Ryde, Isle Of Wight, PO333AG

Decision: Refuse Plan Perm (or not issue Cert)

Reasons: The proposed detached dwelling would represent an overdevelopment of this site resulting in a lack of suitable amenity space for both the host dwelling and proposed dwelling. This would result in unacceptable living conditions for prospective occupiers and existing occupants of no. 33. In addition, the dwelling would appear cramped within the plot and at odds with the established spatial arrangement of properties and would therefore be out of character with the prevailing pattern of development in the surrounding area. Therefore the development would be contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy together with the requirements of the National Planning Policy Framework with particular regard to Section 7: Requiring Good Design.

**Ryde Town Council objected 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.**

### **Week Ending 3<sup>rd</sup>. March 2017**

**Application No: P/00080/17**

Location: 14 Church Road, Binstead, Ryde, Isle Of Wight, PO333TA

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Demolition of conservatory, garage and shed; proposed single storey rear extension; alterations

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this application**

**Application No: P/01181/14**

Location: 5 St. Thomas Street, Ryde, Isle Of Wight, PO33 2LZ

Parish: Ryde Ward: Ryde North West

Proposal: Retention and completion of internal alterations to alter the arrangement/layout of the existing flats

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this application subject to the comment of the conservation officer**

**Application No: P/01182/14**

Location: 5 St. Thomas Street, Ryde, Isle Of Wight, PO33 2LZ

Parish: Ryde Ward: Ryde North West

Proposal: LBC for retention and completion of internal alterations to alter the arrangement/layout of the existing flats

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this application subject to the comment of the conservation officer**

54/17      **TREE DECISIONS**

**None**

55/17      **LICENSE APPLICATIONS**

**Street Trading – (Renewal)**

for **Land at Quay Road, Ryde (27 August 2017) - noted**

56/17      **LICENSE DECISIONS**

**None**

57/17      **DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **4<sup>th</sup>. April 2017**  
**(Members were informed that this and future meetings until 6<sup>th</sup> June will be conducted under Purdah regulations and as a consequence there will be no public or members questions for the period)**