



**RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 4th. April 2017 AT THE TOWN COUNCIL OFFICES, 10 LIND
STREET, RYDE**

Present: Cllr T Wakeley (Chair), Cllr.J.Moore, Cllr M Ross,
Cllr S Stephens, Cllr D Woodward.

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

APOLOGIES

Cllr Adams and Cllr Warren sent their apologies.
The committee wished Cllr Adams a speedy recovery

58/17 **DECLARATIONS OF INTEREST**

None

59/17 **MINUTES**

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

60/17 **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 and Cllr Wakeley was awaiting a reply from the Executive Member.

Pedestrianisation Update

The clerks informed that the comments and recommendations taken from the public meeting had been sent on to Island Roads to be considered in their consultation.

Fencing on Seafront

The clerks informed the committee that details regarding the fencing on the Esplanade had been requested at the full committee meeting. The clerks have circulated the information required to all councillors.

61/17 **PLANNING APPLICATIONS**

Week Commencing 17th. March 2017

1. Application No: P/00289/17 Alt Ref: TCP/11913/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 139 High Street, Ryde, Isle Of Wight, PO332RJ
Proposal: Lawful Development Certificate for change of use from shop (A1) to single dwellinghouse (C3)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00289/17>

RESOLVED – Ryde Town Council objects to the proposal on the grounds that although there is paraphernalia of occupation in the property, its presence is hidden. The applicant has obscured the windows so that the contents are not visible. RTC objects on the basis that whilst there may not have been any intention to deceive there was certainly (in the committee's) opinion a deliberate intention to avoid a revaluation of Council Tax banding through the beneficial use of this area of the premises as a residential heriditament and as such if the sole intention was to ensure that members of the public did not see it as a shop then it

should have just been left empty without screening. As such we will be passing this information to the Council Tax department and seeking a backdated revaluation of this premises as a residential unit and asking for the Council Tax to be paid.

RTC also objects because the property falls within the Town Centre Boundary and if the existing shops are allowed to become private residences the character of the town will be altered. RTC further comments that additional shops within the TCB have already started to put up screening which if allowed to continue would lead to this situation happening again in the future.

2. Application No: P/00296/17 Alt Ref: TCP/33005
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 36 Arnold Road, Ryde, Isle Of Wight, PO333RQ
Proposal: Demolition of existing garage and rear extension; proposed two storey rear and side extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00296/17>

RESOLVED – Ryde Town Council does not object to this proposal

3. Application No: P/00301/17 Alt Ref: TCP/33002
Parish(es): Ryde Ward(s): Ryde South
Location: 6 Well Street, Ryde, Isle Of Wight, PO332SQ
Proposal: Proposed single storey rear/side extension to existing dwelling & rear garden room
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00301/17>

RESOLVED – Ryde Town Council does not object to this proposal

Week Commencing 24th. March 2017

4. Application No: P/00291/17 Alt Ref: TCP/07856/U
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: land adjacent to, Paddock Chase, Pitts Lane, Ryde, Isle Of Wight, PO33
Proposal: Proposed detached dwelling (revised scheme):
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00291/17>

RESOLVED – Ryde Town Council does not object to this proposal

5. Application No: P/00324/17 Alt Ref: TCP/33009
Parish(es): Ryde Ward(s): Ryde West
Location: 56 Swanmore Road, Ryde, Isle Of Wight, PO332TQ
Proposal: Two storey rear extension and internal alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00324/17>

RESOLVED – Ryde Town Council does not object to this proposal

6. Application No: P/00319/17 Alt Ref: TCP/27471/S
Parish(es): Ryde Ward(s): Ryde North West
Location: Ryde School, 7 Queens Road, Ryde, Isle Of Wight, PO333BE

Proposal: Construction of boarding house and netball courts in association with school and associated landscaping works, to include improved access for emergency and refuse vehicles

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00319/17>

This application is considered significant and therefore has been deferred until after the 4th May 2017.

Week Commencing 31st. March 2017

7. Application No: P/00331/17 Alt Ref: TCP/27642/H
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Kingarth House, Church Road, Binstead, Ryde, Isle Of Wight, PO333SZ

Proposal: Retention and completion of seawall and slipway

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00331/17>

RESOLVED – Ryde Town Council recommends refusal of the proposal on the grounds that the allowable measures along this coastline with respect to the Environment Agency’s classifications is “No Active Intervention” . Allowing this sea defence structure to stand would set a precedent in this area and could cause the proliferation of further sea defence works along this protected foreshore, therefore it should be removed and enforcement action taken forthwith to prevent other residencies from taking the same action.

8. Application No: P/00354/17 Alt Ref: TCP/33019
Parish(es): Ryde Ward(s): Ryde South
Location: 2 Weeks Road, Ryde, Isle Of Wight, PO332TJ
Proposal: Proposed two storey extension and single storey extension to existing dwelling; alterations

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00354/17>

RESOLVED – Ryde Town Council does not object to this proposal

ADDITIONAL PLANNING APPLICATION

Application No: P/00316/17 Alt Ref: LBC/05322/J
Parish(es): Ryde Ward(s): Ryde North East
Location: 5 Melville Street, Ryde, Isle Of Wight, PO332AE
Proposal: LBC for replacement windows

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00316/17>

RESOLVED – Ryde Town Council does not object to this proposal subject to the comments of the Conservation Officer

62/17 PLANNING REVISIONS

None.

63/17 PLANNING APPEALS

None

64/17 **PLANNING DECISIONS**

Week ending 10th. March 2017

Application No: P/00107/17

Location: 1 Buckingham Close, Ryde, Isle Of Wight, PO332DP

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of single garage; proposed double garage

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/01357/16

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

Parish: Ryde Ward: Ryde North East

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

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this planning application subject to conservation officer approval.

Application No: P/01358/16

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

Parish: Ryde Ward: Ryde North East

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

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this planning application subject to conservation officer approval.

Week ending 17th. March 2017

Application No: P/00114/17

Location: 4 High Park Road, Ryde, Isle Of Wight, PO331BP

Parish: Ryde Ward: Ryde East

Proposed detached garage; driveway and vehicular access; removal of 2x chimneys on south elevation; relocation of shed

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application No: P/00023/17

Location: Stoneycroft, 9 The Strand, Ryde, Isle Of Wight, PO331JD

Parish: Ryde Ward: Ryde North East
Internal and external alterations to a listed building; removal of existing garage;
removal of rear parking area and reconstruction of boundary wall
Decision: Granted Plan Permission (or issue Cert)

RESOLVED that Ryde Town Council did not object to this application subject to the conservation officers report.

Application No: P/00024/17
Location: Stoneycroft, 9 The Strand, Ryde, Isle Of Wight, PO331JD
Parish: Ryde Ward: Ryde North East
LBC for Internal and external alterations to a listed building; removal of existing garage; removal of rear parking area and reconstruction of boundary wall
Decision: Granted Plan Permission (or issue Cert)

RESOLVED that Ryde Town Council did not object to this application subject to the conservation officers report.

Application No: P/00059/17
Location: Aspire, former Holy Trinity Church, Dover Street, Ryde, Isle Of Wight, PO33
Parish: Ryde Ward: Ryde North East
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.
Decision: Granted Plan Permission (or issue Cert)

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.

Application No: P/00108/17
Location: SSE Depot, Rink Road, Ryde, Isle Of Wight, PO332LT
Parish: Ryde Ward: Ryde North East
LBC for demolition and reconstruction of a wall to restore to a safe condition and addition of doors to existing grade II listed building.
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application subject to the conservation officer's comments

Week Ending 24th. March 2017

Application No: P/00144/17
Location: 2 Pellhurst Road, Ryde, Isle Of Wight, PO333BN
Parish: Ryde Ward: Ryde West
Proposal: Front extension in the form of a bay window to ground and first floor
Registration Date: 09/02/2017
Case Officer: Sarah Gooch Contact Tel No: (01983) 823552

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00027/17

Proposed storage container modified to provide wc, baby changing facilities and a retail area

Location: Splash Park, Esplanade, Ryde, Isle Of Wight, PO33

Decision: Refuse Plan Perm (or not issue Cert)

1 The size and appearance of the storage container would result in a harmful visual impact, failing to enhance or preserve the current amenity value and character of the Ryde Canoe Lake Open Space designation and Ryde Conservation Area, and accordingly it is contrary to the aims of Policies SP5 (Environment), DM2 (Design Quality for New Development), DM12 (Landscape, Seascape, Biodiversity and Geodiversity) and DM13 (Green Infrastructure) of the Island Plan Core Strategy.

2 The information accompanying this application is inadequate and deficient in detail in respect of a Biodiversity Survey and Report so that the Local Planning Authority is unable to consider fully the effects of the proposal on the Ryde Canoe Lake Site of Importance to Nature Conservation and in the absence of further details it is considered that the proposal is contrary to Policy SP5 (Environment) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

**Ryde Town Council objected to this application on the following grounds
Ryde Town Council does not consider a shipping container to be a suitable building for this development although a building designed to fit in with the surroundings and approved by the conservation officer may be supported. The development requires some excavation of the protected sand dunes and there is no detail on how this will be dealt with (including mitigation measures) or report for the ecology officer**

65/17 **TREE DECISIONS**

Protection Trees in Tree Preservation Order 1986/23
 Trees in Ryde Conservation Area

Location Chestnut Court, 20 Barfield, Ryde, Isle of Wight, PO33 2JP

PLEASE NOTE THAT THIS LETTER CONTAINS A SPLIT DECISION

Consent for the following:

Consent to dead wood the monkey puzzle.

Reason: The work is necessary as general maintenance.

Refusal for the following:

The horse chestnut in question is of high amenity and an important feature of the road and surrounding area. The reduction work requested will cause the loss of a large percentage of the trees foliage and be detrimental to the trees health and amenity value. For this reason the council cannot justify giving consent to the work requested at this time.

66/17 **LICENSE APPLICATIONS**

Street Trading Application

Local Government (Miscellaneous Provisions) Act 1982 Schedule 4

Application for: **Street Trading Market – (Grant)** for **Ryde Market, Town Square, Anglesey Street, Ryde**

[https://www.iwight.com/licensing/applicationdetails3.aspx?refno=052666&licencetype=Street%20Trading%20Consent%20\(Market&list=consultation_street_trading](https://www.iwight.com/licensing/applicationdetails3.aspx?refno=052666&licencetype=Street%20Trading%20Consent%20(Market&list=consultation_street_trading)

67/17 **LICENSE DECISIONS**

None

68/17 **DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **25th. April 2017** (**Members were informed that this and future meetings until 6th June will be conducted under Purdah regulations and as a consequence there will be no public or members questions for the period**)