



**RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
FRIDAY 19th. MAY 2017 AT THE GEORGE STREET CENTRE, GEORGE
STREET, RYDE**

Present: Cllr J Moody (Chair), Cllr.C Hall (Deputy Chair),
Cllr N Farrell, Cllr J Critchley, Cllr M Ross (Deputy Mayor),
Cllr H Adams, (Mayor),

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

80/17 **ELECTION OF CHAIRMAN**

RESOLVED – The Ryde Town Council Planning Committee elected Cllr J Moody as Chairman

81/17 **ELECTION OF VICE CHAIRMAN**

RESOLVED – The Ryde Town Council Planning Committee elected Cllr C Hall as Deputy Chairman

82/17 **APOLOGIES**

None

83/17 **DECLARATIONS OF INTEREST**

Cllr J Critchley declared a non-percuniary interest

84/17 **PLANNING APPLICATIONS**

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>

RESOLVED - Ryde Town Council objects to the planning application for Ryde School on the following grounds:

- 1. Policy DM11 of the Core Strategy confirms that in relation to the Conservation Area that applications must be informed by sufficient evidence to reveal impacts upon the significance of the heritage assets and their settings which may include the Council's Conservation Area Appraisals and Management Plans and the Local List Supplementary Planning Document. In this case the Conservation Area appraisal for this area confirms that the defined special interest that needs to be assessed is "This is a pleasant, quiet area, with some fine examples of early to mid 19th century detached villas, set within spacious gardens facing the sea. The style of architecture is mixed: white painted stucco is common but local stone and brick is also present. The original street pattern remains and through traffic is restricted, giving the area an almost semi-rural feel, assisted by the presence of stone boundary walls and hedges." However, the application is not supported by sufficient justification (including a Landscape Visual Impact Assessment) that sufficiently demonstrates the harm to the defined interest of the conservation area and the proposed development's impact on this area. It is the opinion of RTC that a building of this scale and mass in this location is likely in isolation to cause**

significant harm to the defined interest and therefore on this basis recommends refusal.

2. The application by reason of scale, mass and location, with its height being significantly higher than other buildings in this location creates an over dominance within this area and therefore does not conform with policy DM2 which confirms that applications must “Complement the character of the surrounding area, particularly in Conservation Areas and AONB, as defined in Conservation Area Appraisals, Village Design Statements or other Supplementary Planning Documents that define locally distinctive areas”
3. The application proposes a significant development to the rear of residential premises and no consideration has been given to appropriately screening the site from its adjoining neighbours. However, even with this screening RTC’s planning committee consider that the scale and mass represents an over dominance and therefore does not complement the character of the surrounding area in accordance with policy DM2.
4. The materials proposed for this site are considered by the Town Council to be out of character with the surrounding uses due to their scale and mass. Insufficient consideration has been given to the scale of proposed use within this area and how any proposal could be broken up visually to reduce the impact of a large ‘block’ of materials and its impact on the conservation area.
5. The application is not covered by sufficient detail in relation to surface water runoff from the site and is not accompanied by relevant calculations in relation to the hard court surfaced areas and proposed attenuation methods.
6. The application proposed, even though it is some distance from the adjoining neighbours, is of such scale and dominance that it is considered by the Town Council that overlooking will occur and as such represents a reason for objection. In addition, as it will not be possible for mitigation to be provided through a condition for obscure glazing RTC consider that the application should be refused on these grounds.
7. This area is a ‘quiet and verdant area’ through reference to the Conservation Area appraisal and as such a unit of this nature through the noise created by its occupation (and due to nature of the site noise travelling in a northerly and westerly direction), which is considered will be all year round and late in to the evening, has not been assessed including insufficient attention to access arrangements for students in the evenings and weekends.
8. The application is considered to be deficient in detail in relation to an assessment of the loss of open space provision within this area of Ryde together with any compensation proposed
9. The application has not considered whether it will be possible to deliver the road access improvements necessary in relation to the culvert adjacent to the site access
10. The proposed play area, immediately adjacent to neighbours is considered to be lacking in information as there is no detail within the proposal in relation to lighting and no impact assessment has

been provided in relation to this provision together with any mitigation proposed.

- 11. Ryde Town Council considers that a parking provision assessment should be required – the school has no power to prevent occupants from parking cars in the adjacent roads and in addition this assessment should also include seasonal visitors to the site such as summer students**
- 12. The application, being a C2 use class, has insufficiently demonstrated whether there is an impact on the SPA and therefore we request that the applicant either carries out a Habitats Regulation Assessment or provides the required mitigation in accordance with the Solent SPA SPD on a per student basis.**

85/17

DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **6th. June 2017**