



**RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 27th June 2017 AT THE METHODIST CHURCH, 14 GARFIELD
ROAD, RYDE**

Present: Cllr M Ross, Cllr C Hall, Cllr J Moody (Chairman),
Cllr N Farrell, Cllr J Critchley

In attendance: Chris Turvey, Planning Clerk
Lisa Dyer, Clerk (Minutes)

PUBLIC QUESTION TIME

A member of the public asked about the rules governing fencing and sea defences between Ryde Pier and Quarr Abbey
The clerk informed her that this area of shoreline had been designated by the Environment Agency as an area where no intervention, in terms of sea defences, is allowed. If any contravention is reported to Ryde Town Council the clerk will pass them on to the IW Council.

106/17 APOLOGIES

Cllr Adams

107/17 DECLARATIONS OF INTEREST

None

108/17 MINUTES

RESOLVED - That the minutes of the planning committees held on the 6th June 2017 be approved as a true and accurate record and signed by the Chairman

109/17 PROGRESS ON ACTION TAKEN

Vectis Hall

The clerks informed the committee that the sale of Vectis Hall was still ongoing by closed bids and that there was an eight week time frame. Cllr Farrell asked whether there was an opportunity to view the property whilst it was for sale. The clerk suggested that she contact the agents.

Ryde Theatre

The clerk informed the committee that he had contacted building control and a building control officer had visited the site and informed the clerks that the building was, at present, safe for the public. The weeds growing in the masonry which have been causing the building to deteriorate had been killed and any loose masonry had been removed.

St Thomas's Church

The clerk informed the committee that the previous chair of the Planning committee had agreed to discuss the issue of the damage to a pillar at St Thomas's Church with the IW Council's Executive Member. Unfortunately by the end of his time on the Planning Committee he had been unable to arrange a meeting. The clerk asked if any member of the new committee would like to take this forward, Cllr Moody stated that he was happy to do this.

110/17 MEMBERS QUESTIONS

Cllr Critchley asked about the present position with regards the St Thomas's Church, who owned it?, is it open to the public?. The clerk informed him that a sale was at present in progress but no details of that sale had been made available by the IW Council.

Cllr Critchley further asked whether RTC could stop the sale as RTC does not have a community venue and would like it to be considered as a community asset.

Cllr Ross informed the committee that the church had been offered to RTC previously but they had decided not to take up the offer.

See Full Council minute 176/15

PROPOSED DISPOSAL OF ST THOMAS' CHURCH, Ryde TC
RESOLVED that the Town Council confirm to the Isle of Wight Council that it still does not have an interest in purchasing St Thomas' Church, Ryde.

See also Full Council Minute 112/16

DISPOSAL OF ST. THOMAS'S HERITAGE CENTRE
*Consideration was given to whether the Town Council wishes to make any representation to the Isle of Wight Council (IWC) in respect of a proposed disposal of St. Thomas's Street Heritage Centre and it was **RESOLVED that***
In response to the invitation to comment on the proposed disposal of St Thomas's Heritage Centre Ryde Town Council asked that IWC consider the following:

That the IWC be asked to ensure that the preferred bidder has a sustainable and deliverable business plan for the property in order to ensure that it is properly maintained and has a viable future. The Town Council is keen to ensure that the property is not sold only for it to be run down, either through lack of interest or for future commercial gain'

Cllr Critchley asked when it was possible to use a Compulsory Purchase Order (CPO) and he was informed that IW Council has the power to invoke a CPO but only in certain circumstances. For highways improvements purposes, for housing provision or for planning infrastructure.

Cllr Critchley asked about the possibility of using a CPO to purchase the Ice Rink. He was informed that a plan setting out the use of the Ice Rink Building or the land that it occupies would need to be in place. In addition, the relevant rules and processes governing the use of a CPO would have to be adhered to before a CPO could be considered. It was agreed that the clerk would provide a report containing guidance as to when a CPO can be used.

Cllr Farrell asked whether it would be possible to lease the Ryde Theatre from the present owners and she was informed that this had previously been discussed with the owner and he was only interested in selling the property.

111/17 PLANNING APPLICATIONS

Week Commencing 9th July 2017

1. Application No: P/00620/17 Alt Ref: TCP/03573/E
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands
Location: 65 Upton Road, Ryde, Isle Of Wight, PO333HX
Proposal: Demolition of garage; proposed alterations and two storey side extension to provide additional living accommodation; raised deck area on rear elevations, alterations to driveway.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00620/17>

RESOLVED – Ryde Town Council does not object to this application

Week Commencing 16th July 2017

2. Application No: P/00674/17 Alt Ref: TCP/26502/N
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands
Location: Smallbrook Stadium, Ashey Road, Ryde, Isle Of Wight, PO334BH
Proposal: Proposed 3 no. portacabins

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00674/17>

RESOLVED – Ryde Town Council does not object to this application

Week Commencing 23rd July 2017

3. Application No: P/00693/17 Alt Ref: TCP/17233/D
Parish(es): Ryde Ward(s): Ryde North West
Location: 74 West Street, Ryde, Isle Of Wight, PO332QQ
Proposal: Demolition of conservatory; proposed single storey rear extension and three storey side extension; alterations

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00693/17>

RESOLVED – Ryde Town Council does not object to this application subject to the comment that the new windows on the South Elevation on the first and second floors should be obscure glass and only able to open 1.7m above floor level.

112/17 PLANNING REVISIONS

None.

113/17 PLANNING APPEALS

None

114/17 PLANNING DECISIONS

Week ending 2nd June 2017

Application No: P/00480/17

Location: Cawsand, 127 West Hill Road, Ryde, Isle Of Wight, PO331LW

Parish: Ryde Ward: Ryde East

Proposal: Proposed single storey rear extension; addition of doors and juliet balcony at 1st floor level on front elevation; deck garden terrace

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application No: P/00411/17

Location: 31 Queens Road, Ryde, Isle Of Wight, PO333BG

Parish: Ryde Ward: Ryde North West

Proposal: Detached garage; replacement timber gates

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application subject to the comments of the conservation officer and the tree team

Application No: P/00412/17

Location: 31 Queens Road, Ryde, Isle Of Wight, PO333BG

Parish: Ryde Ward: Ryde North West

Proposal: LBC for internal alterations; replacement timber gates

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application subject to the comments of the conservation officer and the tree team

Week ending 9th June 2017

Application No: P/00286/17

Location: Pegasus, 39 Ashey Road, Ryde, Isle Of Wight, PO332UT

Parish: Ryde Ward: Havenstreet, Ashey & Haylands

Proposal: Demolition of garage; proposed single/two storey side extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application No: P/00316/17

Location: 5 Melville Street, Ryde, Isle Of Wight, PO332AE

Parish: Ryde Ward: Ryde North East

Proposal: LBC for replacement windows

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/00435/17

Location: 9 Lind Street, Ryde, Isle Of Wight, PO332NQ

Parish: Ryde Ward: Ryde North West

Proposal: Renovation and new access to existing roof terrace.
Decision: Granted Plan Permission (or issue Cert)

Application No: P/00455/17

Location: 9 Lind Street, Ryde, Isle Of Wight, PO332NQ
Parish: Ryde Ward: Ryde North West
Proposal: LBC for renovation and new access to existing roof terrace.
Decision: Granted Plan Permission (or issue Cert)

Application No: P/01435/16

Location: Seaward Guest House, 14-16 George Street, Ryde, Isle Of Wight, PO332EW
Parish: Ryde Ward: Ryde North West
Proposal: Change of use of guest house to residential dwelling
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council was unable to comment on this application because there was lack of information on which to form a view. The property is a Grade 11 listed building and it stands within a conservation area. The application does not give any reference to planning policy for this area or any details of the planning history for this property.

Policy SP4 (a loss of bed spaces through redevelopment or conversion to other uses will be permitted where it can be demonstrated that the use is no longer viable and that the premises/site has been marketed for at least 12 months at an appropriate market price) Furthermore, there is no reference to a listed building consent application.

Application No: P/00506/17

Location: 14 Westfield Park, Ryde, Isle Of Wight, PO333AB
Parish: Ryde Ward: Ryde North West
Proposal: Single storey front extension; raised patio; alterations to vehicular access; alterations
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Week Ending 16th June 2017

Application No: P/00557/17

Location: 1 Colenutts Road, Ryde, Isle Of Wight, PO333HS
Parish: Ryde Ward: Havenstreet, Ashe & Haylands
Proposal: Proposed single storey rear extension with flat roof (revised scheme)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application No: P/00492/17

Location: 70 St. Johns Wood Road, Ryde, Isle Of Wight, PO331HL
Parish: Ryde Ward: Ryde East
Proposal: Lawful Development Certificate for proposed single storey rear extension
Decision: Granted Plan Permission (or issue Cert)

Application No: P/00535/17

Location: land rear of 57, Union Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: Proposed dwelling

Decision: Refuse Plan Perm (or not issue Cert)

Reasons

1 The proposal, by reason of its position, size, scale, design and appearance would be a visually intrusive and cramped development, out of character with surrounding buildings and would fail to preserve and enhance the setting of neighbouring listed buildings (the Royal Victoria Arcade and 30 Church Lane) and the character and

appearance of the Ryde Conservation Area contrary to the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework and Sections 66 and 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

2 The proposal, by reason of its position, size, scale, design and external appearance would be a visually intrusive and cramped development that would result in a serious loss of light to, and outlook from, neighbouring properties and would result in an increased sense of enclosure for neighbouring residents, to the detriment of the amenities and living conditions of neighbouring residents and contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.

3 The proposed, by reason of its position close to the boundaries of the site and neighbouring buildings, and its size, design and cramped appearance, would result in a poor living environment for future occupants of the development and would fail to provide a good level of amenity for future occupants, in particular in terms of light and outlook, contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.

Ryde Town Council objected to this application on the grounds that the site would be overcrowded with lack of amenity space. The close proximity of the proposed building to the neighbouring buildings means that there will be a lack of natural light to the ground floor

115/17 **TREE DECISIONS**

None

116/17 **LICENSE APPLICATIONS**

None

117/17 **LICENSE DECISIONS**

None

- 118/17 **A preliminary discussion about a wish list of projects around Ryde**
A discussion was held regarding a list of projects and the need to rank them in order of importance, achievability and with regard to community benefit and the likelihood of funding.

RESOLVED – RTC Cllrs. to consider new projects which may be included on the list, projects which may be removed from the list and ranking of included projects for a future meeting.

- 119/17 **To identify a member to join the planning clerk at the Regeneration Conference**

RESOLVED – Cllr Moody, Cllr Hall and Cllr Farrell will join the clerk in attendance at the regeneration conference on 20th July 2017.

- 120/17 **To discuss whether a member of the planning committee wishes to represent the committee's views on the Ryde School planning application**

RESOLVED - Cllr Moody will represent the planning committee's views at the upcoming IW Council's planning meeting.

- 121/17 **DATE OF NEXT MEETING**

RESOLVED - The next Planning Committee meeting will be held on the 18th July 2017.