



**RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 18th July 2017 AT THE RYDE TOWN COUNCIL CHAMBERS, 10
LIND STREET, RYDE.**

Present: 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 stated that dog mess in Ryde was becoming a major issue and wanted to know what protocol was in place to report incidents of dog fouling and what Ryde Town Council could do to combat the issue.

The clerks informed her that Ryde Town Council was one of the few Island Council's to retain an Environment Officer and incidents of fouling could be reported to her. If there was enough evidence available she could carry out a prosecution. In addition, a report could be made to Island Roads direct and they would endeavour to clean up the fouling within 3 hours.

122/17 APOLOGIES

Cllr Adams, and Cllr Ross had a prior engagement and Cllr Hall was unwell. They all gave their apologies

123/17 DECLARATIONS OF INTEREST

None.

124/17 MINUTES

RESOLVED - That the minutes of the planning committee held on the 27th June 2017 be approved as a true and accurate record and signed by the Chairman.

125/17 PROGRESS ON ACTION TAKEN

Pedestrianisation

The clerk informed the committee that he had accompanied Cllr. Moody to a meeting with Island Roads technical staff to discuss outstanding issues regarding the pedestrianisation of Ryde High Street. At that meeting the clerk explained to Island Roads that some form of parking in Angelsey Street was essential for the scheme to get the backing of Ryde Town Council. The clerk further stated that Island Roads would carry out a further site inspection to see if it were possible within the framework of the highways design legislation to accommodate the required parking.

St Thomas's Church

The clerk informed the committee that the sale of St Thomas's Church was imminent. Contracts between the Isle of Wight Council and a private purchaser had been prepared and were about to be signed.

Details of the service of a CPO

The clerk explained to the committee the details regarding service of a Compulsory Purchase Order and informed the committee that he would email them the latest official guidance on the subject.

126/17 MEMBERS QUESTIONS

Cllr Farrell asked whether the old Ryde Youth Club at the top of the High Street was designated for disposal by the IW Council.

The clerk stated that the IW Council had informed him that they were in the process of marketing the property for sale.

127/17 PLANNING APPLICATIONS

Week Commencing 30th June 2017

1. Application No: P/00708/17 Alt Ref: TCP/28867/A
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 34 Parkway, Ryde, Isle Of Wight, PO333RZ
Proposal: Single storey rear extension to form bedroom, bathroom/wet room to include access ramp.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00708/17>

RESOLVED – Ryde Town Council does not object to this application.

2. Application No: P/00713/17 Alt Ref: TCP/33122
Parish(es): Ryde Ward(s): Ryde North West
Location: 46 Green Street, Ryde, Isle Of Wight, PO332QE
Proposal: Proposed two storey bay window extension

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00713/17>

RESOLVED – Ryde Town Council does not object to this application.

3. Application No: P/00729/17 Alt Ref: TCP/15929/E
Parish(es): Ryde Ward(s): Ryde East
Location: 8 Hope Road, Ryde, Isle Of Wight, PO331AG
Proposal: Variation of condition 2 on P/01377/16 - TCP/15929/D to allow an alternative design to accommodate a garage and further rooms

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00729/17>

RESOLVED – Ryde Town Council does not object to this application.

Week Commencing 7th July 2017

4. Application No: P/00681/17 Alt Ref: TCP/22270/E
Parish(es): Ryde Ward(s): Ryde North West
Location: 15 Garfield Road, Ryde, Isle Of Wight, PO332PT
Proposal: Proposed doorway and disabled access ramp

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00681/17>

RESOLVED – Ryde Town Council does not object to this application.

5. Application No: P/00743/17 Alt Ref: TCP/33005/A
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 36 Arnold Road, Ryde, Isle Of Wight, PO333RQ
Proposal: Variation of condition 2 of P/00296/17 to allow material changes to front elevation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00743/17>

RESOLVED – Ryde Town Council does not object to this application.

Week Commencing 14th July 2017

None.

128/17 PLANNING REVISIONS

None.

129/17 PLANNING APPEALS

Application No: P/00255/17

Planning Inspectorate Ref: APP/P2114/W/17/3175230

Parish(es): Ryde Ward: 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

<https://www.iwight.com/planning/AppDetails3.aspx?frmId=32448>

RESOLVED – Ryde Town Council does not object to this application.

130/17 PLANNING DECISIONS

Week ending 23rd. June 2017

Application No: P/00532/17

Location: 189 Great Preston Road, Ryde, Isle Of Wight, PO331AY

Parish: Ryde Ward: Ryde East

Proposal: Demolition of conservatory; proposed single/two storey rear extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00586/17

Location: 6 Beech Grove, Ryde, Isle Of Wight, PO333AN

Parish: Ryde Ward: Ryde North West

Proposal: Proposed two storey extension at 1st floor level (revised scheme) (corrected plan)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application but had concerns, due to lack of information, as to whether the development overlooks adjacent properties.

Application No: P/00574/17

Location: 53 West Street, Ryde, Isle Of Wight, PO332UH

Parish: Ryde Ward: Ryde West

Proposal: Single storey side & rear extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00600/17

Location: land adjacent to 1, Salters Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Demolition of entrance porch; alterations & conversion of outbuilding to form one residential unit; porch (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00449/17

Location: Thackeray House, Union Road, Ryde, Isle Of Wight, PO332FS

Parish: Ryde Ward: Ryde North West

Proposal: Proposed 2 flats at ground floor level (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council recommends approval of this application subject to the applicant providing contributions towards Affordable Housing and the Solent SPA in accordance with the adopted SPD's and the provision of adequate bin storage area.

The applicant has proposed additional bin storage at ground floor level to meet the needs of future residents of the flats. This provision would be in addition to the existing facilities provided for residents of this building. The provision of these facilities can be secured by a planning condition. In terms of affordable housing provision contributions, the proposal would fall below the threshold set out in policy DM4 of the CS for on-site provision of affordable housing. In terms of a financial contribution, the Council has revised its SPD and this will come into force on 1 July 2017. Taking this into consideration and the small scale nature of the proposed development, it is not considered reasonable at this time to insist on a contribution from this development. The applicant has agreed to pay the Solent SPA mitigation in accordance with the SPD. This will be secured before permission is granted.

Week ending 30th. June 2017

Application No: P/00552/17

Location: Nelson Mansions, 1 Nelson Place, Ryde, Isle Of Wight, PO332ET

Parish: Ryde Ward: Ryde North East

Proposal: Retention and completion of replacement windows on north, south, east and west elevations; replacement of windows on north and west elevations at 1st floor level with french doors to include new/replacement railings; painting of south and east elevations

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00553/17

Location: Nelson Mansions, 1 Nelson Place, Ryde, Isle Of Wight, PO332ET

Parish: Ryde Ward: Ryde North East

Proposal: LBC for retention and completion of replacement windows on north, south, east and west elevations; replacement of windows on north and west elevations at 1st floor level with french doors to include new/replacement railings; painting of south and east elevations

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00551/17

Location: Walled Garden, Bullen Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde East

Proposal: Demolition of greenhouse; proposed dwelling

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

1 The proposed development would result in an additional dwelling situated outside of a settlement boundary, away from services and facilities which would result in an unsustainable form of development and would result in a dwelling reliant on access by private car. Thus the scheme would result in a form of development that would fail to comply with the principles of sustainable development as required by the established planning policy framework. The principle of the scheme is therefore considered contrary to Policy SP1 (Spatial Strategy) of the Island Plan Core Strategy and the National Planning Policy Framework (NPPF).

2 The proposed development, by virtue of its design, scale and external appearance and lack of design reference existing buildings within the local area would result in a form of development out of character with the wider area and not sympathetic to the site in which it is proposed, therefore failing to comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Ryde Town Council did not object to this application.

Week Ending 7th. July 2017

Application No: P/00582/17

Location: 11 West Street, Ryde, Isle Of Wight, PO332NW

Parish: Ryde Ward: Ryde North East

Proposal: Demolition of garage and conservatory; proposed single storey side extension to form kitchen/diner; proposed single storey rear extension to form sun room

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

131/17 **TREE DECISIONS**

None

132/17 **LICENSE APPLICATIONS**

None

133/17 **LICENSE DECISIONS**

None

134/17 **A further discussion about a wish list of projects around Ryde**

The clerk informed the committee that he had done some work on a spreadsheet detailing and categorizing all the possible projects around Ryde.

RESOLVED – The clerk will send RTC Cllrs. a copy of spreadsheet.

135/17 **To discuss the possibility of a review of the housing numbers within the Island Plan**

The clerk informed the committee that the housing numbers were well below the targets set in the Strategic Housing Land Availability Assessment (SHLAA).

RESOLVED – The clerk will send the committee the latest copy of SHLAA.

136/17 **To discuss whether the Highways Community Fund may be available to improve highways related accessibility**

The clerk informed the committee that he had made an enquiry to Wendy Pererra (Head of place) to find out whether the fund was still current and available. Any decision on identifying possible projects for the fund will be delayed until an answer is received.

137/17 **To discuss CCTV provision on Ryde Seafront**

The clerk informed the committee that the possible need for some CCTV equipment had been identified. It was stated that a possible solution would be to have 1 fixed camera covering an area near to the skate park and the Eastern Garden toilets and a further movable camera which could be sited anywhere in Ryde within range of the existing CCTV wireless network.

The clerk further stated that he had set up a meeting with the Island Roads CCTV technician and would report back with details about the equipment required, what it can achieve, the cost of a service type contract and an itemised breakdown of the cost of the equipment.

138/17 **To discuss the provision of a new aerial to replace the one on Ryde Theatre.**

The clerk informed the committee that the aerial on Ryde Theatre which services the Shop Watch, Pub Watch, Ryde Harbour, Parking Services and various other organisations has for some time been out of service. The clerk has, until now, been investigating possible solutions for these organisations to regain use of this service. The clerk further informed the committee that he had arranged a meeting with the Islands Roads technician to discuss possible siting and cost of any new aerial.

The committee was asked if they are prepared for the clerk to spend more time facilitating the various service users.

RESOLVED – The clerk will continue to facilitate the various organisations in their efforts to get access to the VHF system.

139/17 DATE OF NEXT MEETING

RESOLVED

The next Planning Committee meeting will be held on the 8th August 2017.