



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 10th OCTOBER 2017 AT THE COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT PO33 2NQ**

Present: Cllr J Moody (Chairman), Cllr M Ross (Deputy mayor),
Cllr C Hall, Cllr I Stephens, Cllr N Farrell, Cllr D Conyers

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

PUBLIC QUESTION TIME

A member of the public asked whether the committee was aware of the latest housing needs update which proposed an increase to the housing needs figures of 40%. The clerk stated that he had a copy of the latest proposals and would circulate them to committee members.

187/17 APOLOGIES

Cllr Adams was unavailable and tendered his apologies

188/17 DECLARATIONS OF INTEREST

None

189/17 PROPOSED ENGINEERING WORKS BY SOUTHERN WATER

Southern Water engineers gave a presentation to inform the planning committee of a proposed engineering scheme to renew the water main between East Ashey Road and the Five Ways junction in West Street. The committee were informed of the timings and the methodology adopted to carry out the works and were given the opportunity for a question and answer session. The clerk confirmed that the presentation will be available on the website and a copy has been attached to these minutes.

190/17 MINUTES

RESOLVED - That the minutes of the planning committee held on the 19th September 2017 be approved as a true and accurate record and signed by the Chairman.

191/17 PROGRESS ON ACTION TAKEN

Sale of IW Council owned property

The clerk informed the committee that he had written formally to the IW Council to request that Ryde Town Council was made aware of any proposed sale or disposal of Council assets at the earliest opportunity. He was informed by an IW Council officer that they would endeavour to do this in future.

Arthur Street Parking and 20mph zone

The clerk informed the committee that he had been in contact with an IW Council Highways engineer with regards the roads in the vicinity of Arthur Street and he had been informed that his enquiry had alerted Island Roads to place the various junctions in the area on the Network Integrity Register.

Flood prevention works at Simeon Street and Ryde Beach.

The clerk informed the committee that he had contacted the Environment Agency to find out whether there was an agreed program of works for the proposed scheme. The Environment Agency informed the clerk that there was a draft program of works which was yet to be agreed with IW Council. As soon as this has been agreed the work program will be made available to Ryde Town Council.

Ryde Theatre

The clerk informed the committee that he had contacted the owner of Ryde Theatre to request a site visit for Ryde Town Council planning committee. As yet he has not had a reply.

192/17 **MEMBERS QUESTIONS**

Cllr Conyers informed the committee that Cllr Lilley has been attempting, via amendments to the Island Plan, to encourage developers responsible for six sites in the Ryde area to formulate a comprehensive plan. This plan should look at the infrastructure requirements for the area as a whole and not be done piecemeal. Cllr Conyers asked if there was any way in which the RTC Planning Committee could assist in the formulation of this plan. The clerk reminded the committee that the Island Plan was under review and Cllr Stephens further stated that RTC did not have the resources to prepare plans for Ryde.

193/17 **PLANNING APPLICATIONS**

Week Commencing 22nd September 2017

1. Application No: P/01082/17 Alt Ref: TCP/31464/C
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Quarrhurst, Quarr Road, Ryde, Isle Of Wight, PO334EL
Proposal: Proposed Skywalk and Treehouse (Revised Application)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01082/17>

RESOLVED – Ryde Town Council does not object to this proposal

Week Commencing 29th September 2017

2. Application No: P/01103/17 Alt Ref: TCP/22270/G
Parish(es): Ryde Ward(s): Ryde North West
Location: Ryde Methodist Church, Garfield Road, Ryde, Isle Of Wight, PO332PT
Proposal: Proposed ramp access into church (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01103/17>

RESOLVED – Ryde Town Council does not object to this proposal

3. Application No: P/01080/17 Alt Ref: TCP/32125/A
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Quarrhurst Lodge, Quarr Road, Ryde, Isle Of Wight, PO334EL
Proposal: Proposed replacement dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01080/17>

RESOLVED – Ryde Town Council does not object to this proposal

4. Application No: P/01122/17 Alt Ref: TCP/33210
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 92 Binstead Lodge Road, Ryde, Isle Of Wight, PO333UD
Proposal: Proposed single storey extension

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01122/17>

RESOLVED – Ryde Town Council does not object to this proposal

Week Commencing 6th October 2017

5. Application No: P/01136/17 Alt Ref: TCP/28960/B
Parish(es): Ryde Ward(s): Ryde North West
Location: 1a, West Place, Ryde, Isle Of Wight, PO332QL
Proposal: Variation of conditions 3 & 8 on P/00540/08 - TCP/28960 to allow provision of 4 no. parking spaces; removal of pre-commencement conditions 2, 4, 5 & 7
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01136/17>

RESOLVED – Ryde Town Council does not object to this proposal

6. Application No: P/01142/17 Alt Ref: TCP/33222
Parish(es): Ryde Ward(s): Ryde North West
Location: Buckland Cottage, Spencer Road, Ryde, Isle Of Wight, PO333AH
Proposal: Demolition of workshop, greenhouse and utility; alterations; proposed two storey extension and extension at 1st floor level
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01142/17>

RESOLVED – Ryde Town Council does not object to this proposal

7. Application No: P/01155/17 Alt Ref: TCP/28041/B
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 13 Binstead Lodge Road, Ryde, Isle Of Wight, PO333SG
Proposal: Proposed fence to rear boundary, retention of patio and associated ground works to rear garden.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01155/17>

RESOLVED – Ryde Town Council does not object to this proposal

8. Application No: P/01156/17 Alt Ref: TCP/32541/A
Parish(es): Ryde Ward(s): Ryde West
Location: Ryde Academy, Pell Lane, Ryde, Isle Of Wight, PO333LN
Proposal: Variation of conditions 2 & 10 on P/00158/16 to allow alterations to proposed footpath and access road
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01156/17>

RESOLVED - Ryde Town Council objects to this application on the grounds that the ash tree T57, protected by a TPO, does not have adequate mitigation for its removal. The proposal is for the provision of a young oak to replace the existing ash tree. Allowing this tree to grow to full maturity will do significant damage to the pavement and the boundary wall, so it would have to be severely growth restricted in its proposed position.

9. Application No: P/01165/17 Alt Ref: TCP/04121/A
Parish(es): Ryde Ward(s): Ryde East
Location: D'andrea, 1 Thornton Close, Ryde, Isle Of Wight, PO331PF

Proposal: Demolition of existing garage proposed replacement garage
Incorporating Hobby Room

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01165/17>

RESOLVED – Ryde Town Council does not object to this proposal

194/17 PLANNING REVISIONS

None.

195/17 PLANNING APPEALS

None.

196/17 PLANNING DECISIONS

Week ending 15th September 2017

Application No: P/00859/17

Location: 71 Union Street, Ryde, Isle Of Wight, PO332LN

Parish: Ryde Ward: Ryde North West

Proposal: Change of use from A1 (shop use) to A3

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00885/17

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

Parish: Ryde Ward: Ryde North West

Proposal: Renovation and new access to existing roof terrace (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not comment on this proposal

Application No: P/00886/17

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

Parish: Ryde Ward: Ryde North West

Proposal: Listed Building Consent for renovation and new access to existing
roof terrace (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not comment on this proposal

Week ending 22nd September 2017

Application No: P/01556/16

Location: Haylands Manor, Corbett Road, Ryde, Isle of Wight, PO333LF

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed construction of detached swimming pool building and
detached car port (revised location of
car port) (readvertised)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal subject to the comments of the tree team

Application No: P/00976/17

Location: Falmouth, 129 West Hill Road, Ryde, Isle of Wight, PO331LW

Parish: Ryde Ward: Ryde East

Proposal: Demolition of extension; proposed single storey extension on rear elevation; alterations

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00906/17

Location: Rose Cottage, 43 George Street, Ryde, Isle of Wight, PO332EW

Parish: Ryde Ward: Ryde North East

Proposal: Detached timber clad garden room

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00975/17

Location: 34 Monkton Street, Ryde, Isle of Wight, PO332BB

Parish: Ryde Ward: Ryde North East

Proposal: Proposed vehicle hardstanding

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00943/17

Location: 2 Atlantis Court, Nicholson Road, Ryde, Isle of Wight, PO33 1BF

Parish: Ryde Ward: Ryde South

Proposal: Continued use of building for storage and hire of plant and equipment

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00944/17

Location: 2 Atlantis Court, Nicholson Road, Ryde, Isle of Wight, PO33 1BF

Parish: Ryde Ward: Ryde South

Proposal: Advertisement consent for external wall mounted sign.

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 29th September 2017

Application No: P/00729/17

Location: 8 Hope Road, Ryde, Isle of Wight, PO331AG

Parish: Ryde Ward: Ryde East

Proposal: Variation of condition 2 on P/01377/16 - TCP/15929/D to allow an alternative design to accommodate a rear extension (revised plan and description)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00900/17

Parish: Ryde Ward: Ryde East

Proposal: Proposed single storey extension

Location: Appley Beach Cafe, Appley Lane, Ryde, Isle of Wight, PO331ND

Decision: Refuse Plan Perm (or not issue Cert)

Reason

The proposed development would result in the removal of a high amenity grade 'B' tree without appropriate mitigation or justification. Furthermore, insufficient information has been submitted to evidence that the impact of the development on the tree to be retained would be acceptable. The application therefore fails to comply with the requirements of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

Ryde Town Council objected to this application on the grounds that the tree which is to be removed is a valuable tree in that location and there is no mitigation for its removal. In addition, the proposed increase in kitchen and retail space within the proposed scheme does not include any increase in toilet facilities.

197/17 TREE DECISIONS

Protection Trees in Tree Preservation Order TPO/1988/8 G1

Location Tee Time, Stone Pitts Close, Ryde, Isle of Wight, PO33 3NH

Consent for the following:

To fell and remove the two dead sycamore trees detail in the application.

198/17 LICENSE APPLICATIONS

None

199/17 LICENSE DECISIONS

None

200/17 DOG BINS

To discuss whether the Committee agrees that the clerks should continue working on a report that will explore the options open to RTC. (this will need to include costs and an outline set of criteria by which, if approved, decision making could take place.)

RESOLVED – The Committee decided that the clerk should continue to work on the report to establish the options with regards the provision of

dog bins

201/17 **RYDE REGENERATION SCHEME**

The committee was informed that there will be a presentation open to all members of the RTC Council on 17th October 2017 at 14.00hrs.

202/17 **DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **31st October 2017**.