



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 31st OCTOBER 2017 AT THE COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT PO33 2NQ**

Present: Cllr J Moody (Chairman), Cllr H Adams (Mayor),
Cllr M Ross (Deputy mayor), Cllr I Stephens, Cllr N Farrell,
Cllr D Conyers

In attendance: Chris Turvey, Planning Clerk
Shona Parnell (Minutes)

PUBLIC QUESTION TIME

None

203/17 APOLOGIES

Cllr Hall was unavailable and tendered her apologies
Cllr Moody tendered apologies for Cllr Critchley

204/17 DECLARATIONS OF INTEREST

None

205/17 MINUTES

RESOLVED - That the minutes of the planning committee held on the 10th October 2017 be approved as a true and accurate record and signed by the Chairman.

206/17 PROGRESS ON ACTION TAKEN

Dog Bins

The clerk informed the committee that he had been informed by the IW Council that they were yet to make a decision on who would provide dog bins so resolution **200/17** at a previous meeting was to be set aside.

Aerial for Shopwatch

The clerk informed the committee that he had been in contact with an IW Council Officer regarding the power supply at Ryde Theatre. A number of questions have been raised regarding the cessation of the electricity supply to the Theatre which affects the aerial and the Theatre Clock. The clerk had yet to receive a reply

Ryde Theatre

The clerk informed the committee that he had contacted the owner of Ryde Theatre to arrange a site visit for the RTC Planning Committee. The owner stated that he would prefer to wait until after the developer had produced some plans for a proposed scheme before he allowed further access to the building.

207/17 MEMBERS QUESTIONS

Cllr Adams informed the committee that the High Street would be closed for traffic on 8th November for drainage works and asked about the progress with the scheme to pedestrianize the High Street. The clerk informed the committee that Island Roads were about to finalize the plans with particular reference to parking in Anglesey Street which was the last outstanding issue in the scheme. The clerk further informed the committee that he hoped to bring the completed proposals for the Pedestrianisation scheme to the next planning meeting.

Cllr Ross informed the committee that there was a problem with off road parking at an address on the corner of Colnutts Road and Upton Road. He stated that the parked cars were affecting visibility at that junction and wondered if there

had been a planning application for these cars to park there or whether Island Roads had been consulted. The clerk stated that he would investigate and report back to the committee.

208/17 PLANNING APPLICATIONS

Week Commencing 13th October 2017

1. Application No: P/01169/17 Alt Ref: TCP/33229
Parish(es): Ryde Ward(s): Ryde East
Location: 33 and 35, Grasmere Avenue, Ryde, Isle of Wight, PO33
Proposal: Proposed new vehicular access with parking
<https://www.iwight.com/planning/AppDetails3.aspx?frmId=33352>

RESOLVED - Ryde Town Council does not object to this application providing that the proposed drives and hardstanding are constructed using a permeable surface and that the proposal causes no increase in surface water runoff.

Week Commencing 20th October 2017

2. Application No: P/01203/17 Alt Ref: TCP/17559/J
Parish(es): Ryde Ward(s): Ryde South
Location: 91-93B High Street, Ryde, Isle of Wight, PO33
Proposal: Outline application for the demolition of an existing shop and flats over; replacement block of 16 bedroom flats.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01203/17>

RESOLVED - Ryde Town Council does not object to this proposal but felt it was deficient in detail with regards the existing building layout. In section 1.2 the Design and Access Statement stated that:

"1.2 Project Description

The application details include the demolition of an existing run down mixed use building with a shop on the ground floor and 5 flats on the upper floors, replacing it with a development of 16 two bedroom flats in a 4 storey block."

Later in section 3.1 it was stated that:

"DM4 Locally Affordable Housing

This policy states that on sites where 15 or more units are proposed there will be a requirement for locally affordable housing, or a contribution in the absence of on-site provision. It should be noted that there are four units on the site currently, so although this application is for 16 units in total, I believe the existing units should be taken into account in the calculation of 12 new units."

It was noted that there was no detail of the layout of the existing building included in the submission so it was difficult to ascertain the real number of flats which presently exist given the conflicting statements and lack of plan detail. It was further stated that tangible detail was required before exact numbers of existing flats could be set against new housing numbers so as to negate the need for affordable housing provision.

Week Commencing 27th October 2017

3. Application No: P/01247/17 Alt Ref: TCP/33261
Parish(es): Ryde Ward(s): Ryde South
Location: 49 Well Street, Ryde, Isle of Wight, PO332RY
Proposal: Proposed first floor rear extension.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01247/17>

RESOLVED - Ryde Town Council does not object to this application

209/17 **PLANNING REVISIONS**

None.

210/17 **PLANNING APPEALS**

None.

211/17 **PLANNING DECISIONS**

Week ending 6th October 2017

Application No: P/00910/17

Location: Furniture Co, 24a, Park Road, Ryde, Isle of Wight, PO331HH
Parish: Ryde Ward: Ryde North East
Proposal: Retention of a replacement extractor unit
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00968/17

Location: 6 West Street, Ryde, Isle of Wight, PO332NW
Parish: Ryde Ward: Ryde North West
Proposal: Proposed orangery on rear elevation (revised plans)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00044/16

Location: Clark Masts Teksam Ltd, 18 Ringwood Road, Ryde, Isle of Wight, PO333PA
Parish: Ryde Ward: Ryde West
Proposal: Demolition of part of factory; construction of 8 dwellings with associated parking and landscaping
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01033/16

Location: land adjacent to Clark Masts, 20 Ringwood Road, Ryde, Isle of Wight, PO33

Parish: Ryde Ward: Ryde West

Proposal: Proposed 2 terraces of 4 houses with associated parking

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00982/17

Location: land rear of 13 Union Street, fronting, Union Road, Ryde, Isle of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: Proposed pair of semi-detached houses

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

The proposal, by reason of its position, size, design and external appearance, would be a visually intrusive development that would result in a serious loss of outlook, light and privacy for neighbouring residents, in particular residents of Keats House to the south and future residents of the dwelling approved for the land to the north (rear of 12 Union Road) under planning permission ref: P/01371/15, to the detriment of the (future) living conditions of those occupiers and the amenities of those neighbouring properties 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.

Ryde Town Council did not object to this proposal

Application No: P/00849/17

Location: Simeon Street Recreation Ground, Simeon Street, Ryde, Isle of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Installation of sheet piled wall along northern, eastern and southern boundaries of recreation ground; erection of timber fencing along eastern boundary of recreation ground; installation of flood gates (3 within recreation ground and 1 north of Monktonmead Brook); construction of flood wall along Marymead Close and a sheet piled wall along the eastern boundary of the river (Monktonmead Brook) between Rink Road and Park Road; associated landscaping and drainage works, to include localised re profiling of recreation ground (revised plans)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00850/17

Location: Ryde Harbour, Esplanade, Ryde, Isle of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Removal of existing culvert and outfall; re-routing of culvert and outfall by means of buried sheet piled wall and concrete culvert sections; existing breakwater to be dismantled and reinstated locally to allow construction of new culvert and energy dissipater; new scour protection
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 13th October 2017

Application No: P/00958/17

Location: 9 - 11, Dover Street, Ryde, Isle of Wight, PO33 2AQ

Parish: Ryde Ward: Ryde North East

Proposal: Retention of dormer casement window

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 20th October 2017

Application No: P/01019/17

Location: 68 High Park Road, Ryde, Isle of Wight, PO331BX

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/01029/17

Location: 92 Monkton Street, Ryde, Isle of Wight, PO332BZ

Parish: Ryde Ward: Ryde North East

Proposal: Removal of old chimney; proposed single storey side extension to kitchen (revised plan)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00981/17

Location: Thomson, 173 High Street, Ryde, Isle of Wight, PO332HW

Parish: Ryde Ward: Ryde North West

Proposal: 1x externally illuminated fascia sign

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

212/17 TREE DECISIONS

Protection Trees in Ryde Conservation Area

Location 22 The Strand, Ryde, PO33 1JF

No objection to the following:

To fell the apple tree as detailed in the application to near ground level.

Reason: The tree is moribund and starting to become unstable.

213/17 LICENSE APPLICATIONS

None

214/17 LICENSE DECISIONS

None

215/17 BROWNFIELD SITES REGISTER

The clerk informed the committee that the IW Council were asking for suggestions of brownfield sites which may be suitable for the provision of new housing projects. The clerk further suggested that members should examine possible sites in their ward for inclusion on the register.

216/17 PLANNING BUDGET

The clerk informed the committee that they would be required to consider and put forward a budget for projects etc. for the coming year. Cllr Stephens suggested that £20,000 from the community highways fund would not be sufficient and this was noted for further discussion. The clerk stated that there would additionally need to be a provision for CCTV cameras once a scheme had been agreed.

217/17 RYDE REGENERATION SCHEME

The clerk informed the committee that there had been a presentation by a member the regeneration team on 20th October. The clerk stated that the members present had been told that there were still 2 schemes "on the table" for Nicholson Road. One with housing and one without, no final decision had been made. With regards The Esplanade very little planning has been carried out so far. Cllr Adams informed the committee that there was to be a further public meeting at the Ryde Castle on the 20th. November to discuss Nicholson Road and The Esplanade regeneration schemes.

218/17 DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **21st November 2017**.

219/17 SUPPLEMENTARY PLANNING AGENDA

Planning Applications

Application No: P/01124/17 Alt Ref: TCP/23899/R

Parish(es): Nettlestone & Seaview Ward(s): Nettlestone & Seaview

Location: Tesco Extra, Brading Road, Ryde, Isle Of Wight, PO33 1QS

Proposal: Installation of dry cleaning unit to front of store; relocation of cycle stands

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01124/17>

RESOLVED – Ryde Town Council objects to this scheme on the grounds that no effort has been made to address the reason for the previous refusal. Furthermore, it was felt that the design which is a square box with imitation timber cladding is at odds with the existing building which is ultra modern and made from steel and glass. In addition to the building's design the proposal to move it to a position which displaces the bike racks was felt not to be "high quality and inclusive design to protect, conserve and enhance our existing environment" contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.