



**RYDE  
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 21<sup>st</sup> NOVEMBER 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 N Farrell, Cllr D Conyers, Cllr J Critchley, Cllr C Hall.

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

## **PUBLIC QUESTION TIME**

None

## **220/17 APOLOGIES**

Cllr Adams was unavailable and tendered his apologies

## **221/17 DECLARATIONS OF INTEREST**

**None**

## **222/17 MINUTES**

**RESOLVED - That the minutes of the planning committee held on the 31<sup>st</sup> October 2017 be approved as a true and accurate record and signed by the Chairman.**

## **223/17 PROGRESS ON ACTION TAKEN**

### **Brownfield Sites Register**

The clerk reminded the committee about the request by the IW Council for brownfield sites to be put forward for consideration. He further mentioned that, should any sites be deemed suitable, they should be passed on to the clerk so that he could pass them on to the appropriate person.

### **Aerial for Shop Watch**

The clerk presented a briefing paper to the committee and stated that he had not received a reply to various questions about the electricity supply to the aerial and the Town Hall Clock from IW Council Officers. That being the case the clerk felt that he could take the matter no further until there was more information and would pass his findings to date onto the shop watch and pub watch organisations.

### **Off road parking in Upton Road**

The clerk informed the committee that he had contacted the IW Council highways engineers and informed them, that cars parked in the area identified by Cllr Ross were obscuring the site lines of cars on the highway. As yet, the clerk had not had a formal reply.

## **224/17 MEMBERS QUESTIONS**

Cllr Conyers informed the committee that a home owner in Binstead Lodge Road had erected a small fence approximately 1foot high in their front garden to prevent dog walker etc. from taking a short cut across their lawn. The home owner had since received a planning enforcement notice to remove the fence. The clerk informed the committee that this would have occurred because there was a planning condition on the development which prohibited boundary fences or hedges in the front of these properties. He further stated that it may be possible to have this condition removed if it were true that many of the properties in this development had ignored the condition

and erected fencing to the front of the properties. Cllr Lilley suggested that Cllr Conyers contact IW Cllr Kilpatrick to take the matter further.

Cllr Lilley informed the committee that the Island plan was under review and felt that input from Local Councils was essential to deliver an Island Plan fit for purpose. Cllr Lilley further suggested that it might be useful for the RTC Planning Committee to have a meeting with the revising officer so that they can have some valuable input into the plan. Cllr Moody stated that it was a good idea and the committee agreed to request a meeting in the near future.

## 225/17 PLANNING APPLICATIONS

### Week Commencing 3<sup>rd</sup> November 2017

1. Application No: P/01299/17 Alt Ref: TCP/33076/A  
Parish(es): Ryde Ward(s): Ryde East  
Location: Walled Garden, Bullen Road, Ryde, Isle Of Wight, PO33  
Proposal: Demolition of greenhouse; proposed dwelling (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01299/17>

#### **RESOLVED - Ryde Town Council does not object to this proposal**

2. Application No: P/01300/17 Alt Ref: TCPL/20833/B  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Island Printers, 11 East Street, Ryde, Isle Of Wight, PO331JP  
Proposal: Demolition of existing printer store; proposed pair of semi-detached dwellings  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01300/17>

**RESOLVED - Ryde Town Council does not object to this proposal subject to the provision of appropriate flood protection measures and a flood warning and evacuation management plan. In addition, the proposed development is in Zone 2 and the parking proposal does not conform with the Parking Provision SPD which requires 2 spaces for cars, 2 bike spaces and 2 bike stands. Therefore, a Parking Provision Assessment will be required to justify the level of parking proposed.**

3. Application No: P/01301/17 Alt Ref: LBC/20833/A  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Island Printers, 11 East Street, Ryde, Isle Of Wight, PO331JP  
Proposal: LBC for demolition of existing printer store; proposed pair of semi-detached dwellings  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01301/17>

**RESOLVED - Ryde Town Council does not object to this proposal subject to the provision of appropriate flood protection measures and a flood warning and evacuation management plan. In addition, the proposed development is in Zone 2 and the parking proposal does not conform with the Parking Provision SPD which requires 2 spaces for cars, 2 bike spaces and 2 bike stands.**

**Therefore, a Parking Provision Assessment will be required to justify the level proposed.**

**Week Commencing 10<sup>th</sup> November 2017**

4. Application No: P/01256/17 Alt Ref: TCP/05746/W  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: Part OS parcels 1238, 0135 and 0952, land between Weeks Road and, Ashley Road, Ryde, Isle Of Wight, PO33  
Proposal: Variation of condition 2 on P/01583/14 - TCP/05746/V to allow alterations to elevations and footprint  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01256/17>

**RESOLVED - Ryde Town Council does not object to this proposal**

5. Application No: P/01270/17 Alt Ref: TCP/32674/A  
Parish(es): Ryde Ward(s): Ryde South  
Location: 74 Sandcroft Avenue, Ryde, Isle Of Wight, PO332TU  
Proposal: Single storey flat-roofed rear extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01270/17>

**RESOLVED - Ryde Town Council does not object to this proposal subject to an appropriate party wall agreement with the neighbours.**

6. Application No: P/01323/17 Alt Ref: TCP/32951/A  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Splash Park, Esplanade, Ryde, Isle Of Wight, PO33  
Proposal: Proposed unit forming Wc, Baby changing facilities and a Retail Area  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01323/17>

**RESOLVED - Ryde Town Council does not object to this proposal however the committee felt that the proposed shipping container could only be treated as a temporary structure and therefore any permission should be limited to 5 years from completion.**

**Week Commencing 17<sup>th</sup> November 2017**

7. 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 (revised plans and corrected certification received)(readvertised application)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01169/17>

**RESOLVED - Ryde Town Council does not object to this proposal**

8. Application No: P/01343/17 Alt Ref: TCP/33281  
Parish(es): Ryde Ward(s): Ryde North East  
Location: land at Palmer House and Nelson Mansions, off, Castle Street, Ryde, Isle Of Wight, PO33

Proposal: Demolition of garage structure; proposed block of two flats  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01343/17>

**RESOLVED - Ryde Town Council does not object to this proposal**

9. Application No: P/01335/17 Alt Ref: TCP/31352/B  
Parish(es): Ryde Nettlestone & Seaview Ward(s): Nettlestone & Seaview  
Ryde East  
Location: land known as Pennyfeathers, land to the south of Smallbrook Lane, and to the west of, Brading Road, Ryde, Isle Of Wight, PO33  
Proposal: Proposed garage for sales and servicing; access and parking  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01335/17>

**RESOLVED - Ryde Town Council does not object to this proposal however the committee were anxious that the land vacated by the proposed development and the adjacent vacant properties in the area of the Westridge junction were tidied up and left in a state which would not blight the area. In addition, the proposed road works which this proposal will enable should be carried out as soon as possible.**

10. Application No: P/01351/17 Alt Ref: TCP/14023/G  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Waterside Pool / Cafe, Esplanade, Ryde, Isle Of Wight, PO331JA  
Proposal: Construction of roof and internal alterations to form a fitness suite and associated facilities  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01351/17>

**RESOLVED - Ryde Town Council welcomes and strongly supports this proposal**

11. Application No: P/01356/17 Alt Ref: TCP/32895/A  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 23 Dame Anthonys Close, Ryde, Isle Of Wight, PO333TY  
Proposal: Proposed single storey / two storey rear extension to include cladding at first floor level (revised application)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01356/17>

**RESOLVED - Ryde Town Council does not object to this proposal**

**226/17 PLANNING REVISIONS**

**None.**

**227/17 PLANNING APPEALS**

**None.**

**228/17 PLANNING DECISIONS**

**Week ending 27<sup>th</sup> October 2017**

**Application No: P/00903/17**

Location: Rye House, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ

Parish: Ryde Ward: Ryde West

Proposal: Approval of reserved matters on P/01608/14 - TCP/30953/B for appearance of dwelling HT1 and landscaping of the site (revised description)

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this proposal**

**Week ending 3<sup>rd</sup> November 2017**

**Application No: P/01045/17**

Location: 29 Dover Street, Ryde, Isle Of Wight, PO332AG

Parish: Ryde Ward: Ryde North East

Proposal: Proposed alterations to extend garage and provide new roof including repairs

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this proposal**

**Application No: P/01103/17**

Location: Ryde Methodist Church, Garfield Road, Ryde, Isle Of Wight, PO332PT

Parish: Ryde Ward: Ryde North West

Proposal: Proposed ramp access into church (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this proposal**

**Week ending 10<sup>th</sup> November 2017**

**Application No: P/01122/17**

Location: 92 Binstead Lodge Road, Ryde, Isle Of Wight, PO333UD

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed single storey extension

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this proposal**

**Application No: P/01080/17**

Location: Quarrhurst Lodge, Quarr Road, Ryde, Isle Of Wight, PO334EL

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed replacement dwelling

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this proposal**

## 229/17 TREE DECISIONS

**Protection** Trees in Tree Preservation Order TPO/1986/7

**Location** Land to the rear of 1 Solent Gardens Binstead Ryde PO33 3UZ

Consent for the following:

To carry out the work requested to the 3 trees detailed in the application

**Protection** Trees in Tree Preservation Order TPO/1975/9 T9

**Location** Manderlay Thornton Manor Drive Ryde PO33 1PQ

Consent for the following:

Consent to the following work to be carried out on Oak tree T1.

Crown raise the trees canopy to 3m and thin the remaining crown by 20%

Reason: The work is necessary as part of the general management of the trees canopy and ensure its future longevity

**Protection** Trees in Tree Preservation Order TPO/2016/10

**Location** Land between St Johns Hill and Park Road Ryde

Consent for the following:

To remove trees with a trunk diameter of less than 25cm when measured at 1.5 m above ground level. Also removing the sycamore and collapsed branches of the willow near the redundant territorial army centre.

Reason: The tree is of poor quality will be removed to enable the trees of better quality to be planted.

## 230/17 LICENSE APPLICATIONS

**None**

## 231/17 LICENSE DECISIONS

**None**

## 232/17 CCTV CAMERA PROVISION

The clerk informed the committee that he had prepared a report on CCTV camera provision. However, at the last minute some additional evidence regarding existing CCTV coverage was received which would need to be included in the report so he will submit his report at the next planning meeting.

## 233/17 BROWNFIELD SITES REGISTER

The clerk reminded 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 stated that members should inform him of any suitable sites so that he could pass them on to the relevant person.

## 234/17 PLANNING BUDGET

The Planning Committee considered the budget allocations that relate to Planning and Highways matters as follows:

### **Community Highways Fund**

This fund was established by the Town Council to provide funding for any highways works not included in the Isle of Wight Council's PFI Contract. Although unspent the Town Council understands that the Isle of Wight Council may well make some monies available that could be match funded by the Town Council from this budget in the near future. As such, the Planning Committee recommends that the existing budget of £20,000 allocated for Community Highways Fund be retained.

### **Pedestrianisation of the High Street**

This Town Council led project is still with Island Roads in the planning stage, but they have indicated that the final comments on the proposed scheme are due shortly. As such, the Planning Committee recommends that the budget allocation of £50,000 for the Pedestrianisation of the High Street be retained.

### **Ryde Area Action Plan**

The budget of £5,000 previously allocated for delivering any actions arising from the Isle of Wight Council Ryde Area Action Plan remains unspent. The Planning Committee considered this budget should therefore be reallocated, increased to £10,000 and spent on public realm improvements. As such, the Planning Committee recommend that £10,000 be allocated to Public Realm Improvements (new budget line) and that Ryde Area Action Plan be removed from the Town Council budget.

### **Planning Enforcement**

Although this budget has not yet been utilised, it was the view of the Planning Committee that there are still a number of prominent building in the Town that could require enforcement action by the Isle of Wight Council. As such, the Planning Committee felt that the budget of £10,000 allocated to Planning Enforcement be retained. It was agreed to recommend to the Finance Committee as part of the budget and precept setting process THAT:

The existing budget of £20,000 allocated for Community Highways Fund be retained.

The budget allocation of £50,000 for the Pedestrianisation of the High Street be retained.

£10,000 be allocated to Public Realm Improvements (new budget line) and that Ryde Area Action Plan be removed from the Town Council budget.

The budget of £10,000 allocated to Planning Enforcement be retained.

### **235/17 RYDE REGENERATION SCHEME**

Cllr Hall reported back to the committee after attending the Regeneration Workshop at the Ryde Castle. Cllr Hall felt that the meeting discussed little about regeneration proposals in Ryde and was more a session which was trying to identify Ryde's strengths and weaknesses and ranking what the attendees felt were priorities for Ryde in general.

### **236/17 DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **12<sup>th</sup> December 2017**.