



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 12th DECEMBER 2017 AT THE COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT PO33 2NQ**

Present: Cllr C Hall (Vice Chair), Cllr D Conyers, Cllr H Adams,
Cllr I Stephens.

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

PUBLIC QUESTION TIME

Mr Phil Nettleton asked the committee if they were aware of the Delegated Decision Report 14/11 with respect to the Conservation Area Designation and Making of Article 4 Directions item 11. He reported that it states that on most occasions, when an application is rejected on grounds of design the application should be rejected on appeal. He further stated that he would let the committee have a copy of the report. Mr Nettleton also asked the committee if they felt that it was appropriate for the IW Planning Officer to recommend that a fee of £172.00 in respect of the payment towards the Solent SPA. He felt that a development with approx. 80 residents would have a far greater impact than a single residence.

237/17 APOLOGIES

Cllr Ross and Cllr moody were unavailable and tendered their apologies

238/17 DECLARATIONS OF INTEREST

None

239/17 MINUTES

RESOLVED - That the minutes of the planning committee held on the 21st November 2017 be approved as a true and accurate record and signed by the Chairman.

240/17 PROGRESS ON ACTION TAKEN

5 Ways Junction

The clerk informed the committee that he had met with officers from Island Roads and had been informed that Island roads may have a need to cover the 5 ways junction with CCTV. This was not at present part of the PFI contract but was considered to be highly beneficial to Island Roads. The clerk asked the clerk whether Ryde Town Council would be interested in sharing the cost of the CCTV as it would also be beneficial to them.

Ryde Theatre Electricity

The clerk informed the committee that he had written to an IW Council Officer to find out the full facts behind the loss of electricity which powers the Town Hall Clock and the Shop Watch aerial at Ryde Theatre. Leader of IW Council, Cllr D Stewart has been made aware of the clerk's request and has stated that he will try to find out more.

Off road parking in Upton Road

The clerk informed the committee that he had received confirmation that Island Roads had sent a notice to the premises in Upton Road ordering them to cease the parking to the front of their property.

Pedestrianisation of High Street

The clerk informed the committee that Island Roads have now reached a decision on the possibility of Anglesea Street residents entering via George Street and parking in Anglesea Street. They have decided that it is not possible on the grounds of safety and road design. The clerk stated that as a result of this decision he had arranged a meeting with Island Roads Engineers on 26th January 2018 to discuss alternative possibilities and invited members of the committee to attend. Cllr Adams stated that any proposed scheme should include keeping the pedestrianised area of the High Street completely car free within the proposed time limitations.

241/17 **MEMBERS QUESTIONS**

Cllr Stephens asked about the Community Highways Fund. In particular he wanted to know about the effect of the funds set aside by the IW Council for Community Highways Funding being no longer available and their implication on the RTC Planning budget. The clerk informed the committee that the RTC budget setting process was still under informal preliminary discussion by the RTC Finance committee. The clerk further stated that he had been informed by Leader of IW Council, Cllr D Stewart that the Communities Highways Fund may be reinstated.

242/17 **PLANNING APPLICATIONS**

Week Commencing 24th November 2017

None

Week Commencing 1st December 2017

1. Application No: P/01385/17 Alt Ref: TCPL/06338/L
Parish(es): Ryde Ward(s): Ryde East
Location: Appley Farm, Marlborough Road, Ryde, Isle Of Wight, PO33
Proposal: Change of use of vacant former agricultural barn to dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01385/17>

RESOLVED - Ryde Town Council does not object to this proposal subject to the comments of the conservation officer.

2. Application No: P/01386/17 Alt Ref: LBC/06338/K
Parish(es): Ryde Ward(s): Ryde East
Location: Appley Farm, Marlborough Road, Ryde, Isle Of Wight, PO33
Proposal: LBC for change of use of vacant former agricultural barn to dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01386/17>

RESOLVED - Ryde Town Council does not object to this proposal subject to the comments of the conservation officer.

3. Application No: P/01383/17 Alt Ref: TCPL/20297/U
Parish(es): Ryde Ward(s): Ryde North East
Location: 1 Belvedere Street, Ryde, Isle Of Wight, PO332JN
Proposal: Demolition of existing extension; proposed three storey block forming three flats
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01383/17>

RESOLVED - Ryde Town Council does not object to this proposal subject to there being a resolution of the objection by Island Roads.

4. Application No: P/01384/17 Alt Ref: LBC/20297/T
Parish(es): Ryde Ward(s): Ryde North East
Location: 1 Belvedere Street, Ryde, Isle Of Wight, PO332JN
Proposal: LBC for demolition of existing extension; proposed three storey block forming three flats
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01384/17>

RESOLVED - Ryde Town Council does not object to this proposal subject to there being a resolution of the objection by Island Roads.

5. Application No: P/01414/17 Alt Ref: TCP/33294
Parish(es): Ryde Ward(s): Ryde West
Location: Clark Masts Teksam Ltd, 18 Ringwood Road, Ryde, Isle Of Wight, PO333PA
Proposal: Proposed 4no residential units
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01414/17>

RESOLVED - Ryde Town Council does not object to this proposal subject to there being proper parking provision for delivery and tradesmen's vehicles during construction via planning condition.

Week Commencing 8th December 2017

6. Application No: P/01404/17 Alt Ref: TCP/19185/C
Parish(es): Ryde Ward(s): Ryde West
Location: Flat 2, 15 Partlands Avenue, Ryde, Isle Of Wight, PO333DS
Proposal: Demolition of existing conservatory; new garden room extension.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01404/17>

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

7. Application No: P/01448/17 Alt Ref: TCP/33307
Parish(es): Ryde Ward(s): Ryde North West
Location: 21 Mount Street, Ryde, Isle Of Wight, PO332QR
Proposal: Proposed 1st floor side extension; velux on side elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01448/17>

RESOLVED - Ryde Town Council objects to this proposal on the following grounds:

- **Proposed extension does not fit in with the street scene, was of poor design and is contrary to planning policies DM2 Design Quality and DM11 Historic and built environment.**
- **Proposed extension has been designed so as to make a party wall agreement unnecessary, however this extension will affect the neighbouring property by directing roof run off onto the neighbouring wall possibly causing damp and denying the neighbour access to his roof should repairs be necessary to the roof covering or gutter.**

8. Application No: P/01436/17 Alt Ref: TCP/10204/A

Parish(es): Ryde Ward(s): Ryde East

Location: 24 Salisbury Road, Ryde, Isle Of Wight, PO331BY

Proposal: Proposed single storey extension

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01436/17>

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

243/17 **PLANNING REVISIONS**

None.

244/17 **PLANNING APPEALS**

Application No: P/00319/17

Planning Inspectorate Ref: APP/P2114/W/17/3186903

Parish(es): Ryde Ward: Ryde North West

Location: Ryde School, 7 Queens Road, Ryde, Isle Of Wight, PO333BE

Proposal: Construction of boarding house and netball courts in association with school and associated landscaping works, to include improved access for emergency and refuse vehicles

<https://www.iwight.com/planning/AppDetails3.aspx?frmId=32501>

RESOLVED - Ryde Town Council submit their previous objection to the planning application for Ryde School on the following grounds:

1. **Policy DM11 of the Core Strategy confirms that in relation to the Conservation Area that applications must be informed by sufficient evidence to reveal impacts upon the significance of the heritage assets and their settings which may include the Council's Conservation Area Appraisals and Management Plans and the Local List Supplementary Planning Document. In this case the Conservation Area appraisal for this area confirms that the defined special interest that needs to be assessed is "This is a pleasant, quiet area, with some fine examples of early to mid 19th century detached villas, set within spacious gardens facing the sea. The style of architecture is mixed: white painted stucco is common but local stone and brick is also present. The original street pattern remains and through traffic is restricted, giving the area an almost semi-rural feel, assisted by the presence of stone boundary walls**

and hedges.” However, the application is not supported by sufficient justification (including a Landscape Visual Impact Assessment) that sufficiently demonstrates the harm to the defined interest of the conservation area and the proposed development’s impact on this area. It is the opinion of RTC that a building of this scale and mass in this location is likely in isolation to cause significant harm to the defined interest and therefore on this basis recommends refusal.

2. The application by reason of scale, mass and location, with its height being significantly higher than other buildings in this location creates an over dominance within this area and therefore does not conform with policy DM2 which confirms that applications must “Complement the character of the surrounding area, particularly in Conservation Areas and AONB, as defined in Conservation Area Appraisals, Village Design Statements or other Supplementary Planning Documents that define locally distinctive areas”
3. The application proposes a significant development to the rear of residential premises and no consideration has been given to appropriately screening the site from its adjoining neighbours. However, even with this screening RTC’s planning committee consider that the scale and mass represents an over dominance and therefore does not complement the character of the surrounding area in accordance with policy DM2.
4. The materials proposed for this site are considered by the Town Council to be out of character with the surrounding uses due to their scale and mass. Insufficient consideration has been given to the scale of proposed use within this area and how any proposal could be broken up visually to reduce the impact of a large ‘block’ of materials and its impact on the conservation area.
5. The application is not covered by sufficient detail in relation to surface water runoff from the site and is not accompanied by relevant calculations in relation to the hard court surfaced areas and proposed attenuation methods.
6. The application proposed, even though it is some distance from the adjoining neighbours, is of such scale and dominance that it is considered by the Town Council that overlooking will occur and as such represents a reason for objection. In addition, as it will not be possible for mitigation to be provided through a condition for obscure glazing RTC consider that the application should be refused on these grounds.
7. This area is a ‘quiet and verdant area’ through reference to the Conservation Area appraisal and as such a unit of this nature through the noise created by its occupation (and due to nature of the site noise travelling in a northerly and westerly direction), which is considered will be all year round and late in to the evening, has not been assessed

including insufficient attention to access arrangements for students in the evenings and weekends.

8. The application is considered to be deficient in detail in relation to an assessment of the loss of open space provision within this area of Ryde together with any compensation proposed
9. The application has not considered whether it will be possible to deliver the road access improvements necessary in relation to the culvert adjacent to the site access.
10. The proposed play area, immediately adjacent to neighbours is considered to be lacking in information as there is no detail within the proposal in relation to lighting and no impact assessment has been provided in relation to this provision together with any mitigation proposed.
11. Ryde Town Council considers that a parking provision assessment should be required – the school has no power to prevent occupants from parking cars in the adjacent roads and in addition this assessment should also include seasonal visitors to the site such as summer students.
12. The application, being a C2 use class, has insufficiently demonstrated whether there is an impact on the SPA and therefore we request that the applicant either carries out a Habitats Regulation Assessment or provides the required mitigation in accordance with the Solent SPA SPD on a per student basis.

245/17 **TRAFFIC ORDERS**

The clerk informed the committee that the IW Council under traffic regulations had released Traffic Order No 3. This order was proposed so as to prevent parking in certain parts of Hope Road.

246/17 **PLANNING DECISIONS**

Week ending 17th November 2017

Application No: P/01155/17

Location: 13 Binstead Lodge Road, Ryde, Isle Of Wight, PO333SG

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed fence to rear boundary, retention of patio and associated ground works to rear garden.

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01136/17

Location: 1a, West Place, Ryde, Isle Of Wight, PO332QL

Parish: Ryde Ward: Ryde North West

Proposal: Variation of conditions 3 & 8 on P/00540/08 - TCP/28960 to allow increase to parking provision; removal of pre-commencement conditions 2, 4, 5 & 7
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01142/17

Location: Buckland Cottage, Spencer Road, Ryde, Isle Of Wight, PO333AH

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of workshop, greenhouse and utility; alterations; proposed two storey extension and extension at 1st floor level

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 24th November 2017

Application No: P/01165/17

Location: D'andrea, 1 Thornton Close, Ryde, Isle Of Wight, PO331PF

Parish: Ryde Ward: Ryde East

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

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01156/17

Location: Ryde Academy, Pell Lane, Ryde, Isle Of Wight, PO333LN

Parish: Ryde Ward: Ryde West

Proposal: Variation of conditions 2 & 10 on P/00158/16 to allow alterations to proposed footpath and access road

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council objected 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.

Week ending 1st December 2017

None

247/17 TREE DECISIONS

Protection Trees Ryde Conservation Area

Location 8, Lind Street, Ryde, PO33

No objection to the following:

To prune the roots of the cherry tree as described in the application.

Reason: The work is necessary to prevent the roots lifting the pavement.

Protection Trees in Ryde Conservation Area

Location West Sands, Buckingham Close, Ryde, Isle of Wight, PO33 2DN

No objection to the following:

To reduce the tree of heaven by 15% of the current crown volume and reduce the crown of the fig tree detailed in the application by 25%.

Reason: The work is necessary to prevent the trees from causing a nuisance and coming into conflict with the neighbouring trees.

248/17 LICENSE APPLICATIONS

None

249/17 LICENSE DECISIONS

None

250/17 DELEGATED POWERS OVER THE XMAS PERIOD

The clerk reminded the committee that he has delegated powers to submit planning comments over the Xmas period. Should any applications that may require "calling in" before the IW Council Planning Committee be submitted during that time, the clerk will delay submission and ask for a time extension to comment.

251/17 PLANNING BUDGET

The clerk informed the committee that the proposed planning budget had been submitted to the finance committee and when a decision had been made on next year's budget they would be informed.

252/17 CCTV CAMERA PROVISION

The clerk informed the committee that he was still awaiting details of the coverage by CCTV cameras from Island Roads and hoped to present a report to the next meeting.

253/17 DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **23rd January 2017**.