



**RYDE  
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 13<sup>th</sup> February 2018 AT THE COUNCIL CHAMBERS,  
10 LIND STREET, RYDE, ISLE OF WIGHT PO33 2NQ**

Present: Cllr J Moody (Chair), Cllr M Ross, Cllr D Conyers,  
Cllr H Adams, Cllr J Critchley and Cllr N Farrell.

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

## **PUBLIC QUESTION TIME**

A member of the public circulated plans to the committee showing the proposed development at Ryde House and asked the committee to consider the inclusion of a fence along the boundary of the Ancient woodland. He explained that this would protect the woodland from the extra pressure placed on the ecology of this SINC site by stopping many more people having uncontrolled access.

Cllr Axford stated that, over time, this area could be covered in well-trodden paths as a short cut to the beach and could cause great harm to the local ecology.

Cllr Wakeley stated that in the submission by the developer (section 3 of the ecology report) it was claimed that there were no adjacent designated habitats and he believed that this was untrue. He further stated that this site is close to a RAMSAR site and is an important buffer for migrating birds. Councillor Wakeley also commented on the inevitable extra street lighting which will affect the Dark Sky and wildlife and the proposed gap in the woodland on the northern boundary which would break up an established squirrel highway.

Cllr Wakeley asked whether the committee were aware of the engineering works taking place on the beach adjacent to Eastern Gardens. He stated that these works were due to finish in mid-July and felt that this would have an adverse effect on Ryde's tourist season.

The clerk informed the committee that he had only recently received copies of the details of the works and explained that for a project of this size it was the only possible time of year to carry out the works given the constraints imposed by Natural England. The clerk further stated that he was informed that the contractors hope to be finished by the end of June and he is seeking a time schedule for the works and will report back to the committee when he has further details.

## **269/17 APOLOGIES**

Cllr C Hall informed the chair that she was unable to attend due to a prior engagement.

## **270/17 DECLARATIONS OF INTEREST**

**None**

## **271/17 MINUTES**

**RESOLVED - That the minutes of the planning committee held on the 23<sup>rd</sup> January 2017 be approved as a true and accurate record and signed by the Chairman.**

## **272/17 PROGRESS ON ACTION TAKEN**

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

The Clerk informed the committee that he had attended a meeting at Island Roads with the Chairman to discuss Pedestrianisation. He stated that the Island Roads

Officer had informed him that Island Roads now viewed the traffic problems in the High Street as a safety issue and as a result would be endeavouring to include it in the PFI contract.

### **Ryde Theatre Electricity**

The Clerk informed the committee that Cllr Axford was liaising with IW Council to try and get to the bottom of the issues with the power supply at Ryde Theatre. He has set up a meeting with the Clerk, Cllr Whittle and IW Council Officers for 26<sup>th</sup> February. The clerk will report back to the planning committee at a future meeting.

### **Housing Needs Assessment**

The clerk informed the committee that although the IW Council had been carrying out a new assessment the previous figure of 641 homes per year was still the target.

### **Derelict Buildings**

The clerk had been asked previously to find out the extent of powers available to local Councils with regard derelict and poorly kept buildings. The clerk informed the committee that he had some Legal Topic Notes covering the powers available to Local Councils and would circulate them.

### **Resident's Parking Provision Consultation**

The clerk reminded the committee that the Parking Provision Consultation had been sent to all Councillors and they should engage with their residents and remind them that they can make comments on the IW Council website.

## **273/17 MEMBERS QUESTIONS**

Cllr Adams asked whether there was anything that could be done to stop cars parking on pavements. The clerk informed the committee that although parking on a pavement was an offence the police and parking attendants were reluctant to take action unless the car was causing an obstruction to pedestrians, parked unsafely or parked on yellow lines.

Cllr Conyers asked about the provision of mobile CCTV cameras and the clerk informed the committee that he was awaiting further information from Island Roads regarding the coverage of CCTV cameras. The clerk further informed the committee that he had been made aware that unless the incident could be tied down to a very accurate time frame the officers are reluctant to look through long excerpts of CCTV footage to find the incident.

## **274/17 PLANNING APPLICATIONS**

### **Week Commencing 26<sup>th</sup> January 2018**

1. Application No: P/00016/18 Alt Ref: TCP/19322/C  
Parish(es): Ryde Ward(s): Ryde West  
Location: land rear of 42 and 42A, Green Street, Ryde, Isle Of Wight, PO33  
Proposal: Proposed two storey detached dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00016/18>

**RESOLVED – Ryde Town Council objects to the application on the following grounds.**

**There is no provision for off road parking for cars or cycles within this application which falls outside the Town Centre boundary. The parking provision SPD requires the inclusion of parking for 1 car and 1 cycle space.**

**This development is immediately next to an electricity substation and the effects of this have not been considered within the application.**

2. Application No: P/00019/18 Alt Ref: TCPL/20882/L  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU  
Proposal: Proposed pool building and reconstruction of covered seating area  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00019/18>

**RESOLVED – Ryde Town Council does not object to this proposal.**

3. Application No: P/00020/18 Alt Ref: LBC/20882/K  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU  
Proposal: LBC for proposed pool building and reconstruction of covered seating area  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00020/18>

**RESOLVED – Ryde Town Council does not object to this proposal.**

4. Application No: P/00043/18 Alt Ref: TCP/33354  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 15 The Mall, Ryde, Isle Of Wight, PO333SF  
Proposal: Proposed single storey extension to the front of the existing property forming entrance porch, en suite, shower room and extension of the lounge  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00043/18>

**RESOLVED – Ryde Town Council does not object to this proposal.**

5. Application No: P/00048/18 Alt Ref: TCP/16050/Z  
Parish(es): Ryde Ward(s): Ryde East  
Location: Heathcourt, 27 Salisbury Road, Ryde, Isle Of Wight, PO331BY  
Proposal: Demolition of existing extension; replacement single storey side and rear extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00048/18>

**RESOLVED – Ryde Town Council does not object to this proposal.**

6. Application No: P/00044/18 Alt Ref: TCP/28303/F  
Parish(es): Ryde Ward(s): Ryde West

Location: land adjacent, Cranford House, Binstead Road, Ryde, Isle Of Wight, PO33

Proposal: Proposed detached house with parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00044/18>

**RESOLVED – Ryde Town Council does not object to this proposal subject to an assurance that the proposal does not increase surface water run off and a contribution towards the unilateral undertaking to provide mitigation for the Solent Special Protection Area (SPA).**

7. Application No: P/00058/18 Alt Ref: TCP/06475/L

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

Location: Suncourt, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ

Proposal: Proposed single storey side extension; first floor rear extension

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00058/18>

**RESOLVED – Ryde Town Council was unable to make a meaningful comment on this proposal because the tree report was insufficient in detail to ascertain the possible harm to the trees on the site.**

**Week Commencing 2<sup>nd</sup> February 2018**

8. Application No: P/00041/18 Alt Ref: TCP/29861/A

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

Location: 55 West Hill Road, Ryde, Isle Of Wight, PO331LG

Proposal: Proposed single storey side/rear extension

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00041/18>

**RESOLVED – Ryde Town Council does not object to this proposal.**

9. Application No: P/00072/18 Alt Ref: TCP/10899/J

Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands

Location: Aldermoor Farm, Upton Road, Ryde, Isle Of Wight, PO333LA

Proposal: Conversion of former farm buildings to form two houses (one with ancillary office space)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00072/18>

**RESOLVED – Ryde Town Council does not object to this proposal subject to an assurance that the proposal does not increase surface water run off and a contribution towards the unilateral undertaking to provide mitigation for the Solent Special Protection Area (SPA).**

10. Application No: P/00082/18 Alt Ref: LDC/21288/L

Parish(es): Ryde Ward(s): Ryde North West

Location: Millfield, 29 Queens Road, Ryde, Isle Of Wight, PO333BG

Proposal: Lawful Development Certificate to establish compliance with condition 1 on P/00180/13 to establish a legal commencement of works for this development

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00082/18>

## **Week Commencing 9<sup>th</sup> February 2018**

11. Application No: P/00164/17 Alt Ref: TCP/32965  
Parish(es): Ryde Ward(s): Ryde North West  
Location: land at Ryde House, off, Binstead Road, Ryde, Isle Of Wight, PO33  
Proposal: Outline development for 30 homes (20 open market houses, 10 affordable houses)(revised scheme)(re-advertised application)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00164/17>

**RESOLVED – Ryde Town Council objects to this proposal on the following grounds.**

**The affordable housing element has been identified within the scheme however the application only allows for 33% of the houses as affordable which is contrary to the Affordable Housing SPD and Policy DM4 which requires a minimum of 35% affordable housing.**

**There is still insufficient detail with regards to the contributions required for off-site CIL payments towards identified junction improvements necessary within the local area.**

**RTC objects to the design of the road junction which it believes does not sufficiently address the issues raised by Island Roads as part of its pre-application advice.**

**RTC is concerned about the increased use by the development's residents and their pets of the woodland area which is a SINC and an ancient woodland and the possible harm that the increase in street lighting may cause to the wild life.**

**The revised plans show that some trees are to be removed which were to remain in the previous application. Some of the trees which are proposed to be removed form part of a squirrel run and the tree survey and ecology report has not been updated to reflect the changes proposed in this scheme.**

12. Application No: P/00100/18 Alt Ref: TCP/10259/D  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 39 High Street, Ryde, Isle Of Wight, PO332HT  
Proposal: Proposed 2 no. AC condenser units on rear elevation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00100/18>

**RESOLVED – Ryde Town Council does not object to this proposal.**

13. Application No: P/00101/18 Alt Ref: A/01251/E  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 39 High Street, Ryde, Isle Of Wight, PO332HT  
Proposal: Proposed 1x externally illuminated fascia sign; 1x externally illuminated hanging sign  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00101/18>

**RESOLVED – Ryde Town Council does not object to this proposal.**

14. Application No: P/00094/18 Alt Ref: TCP/10739/C  
Parish(es): Ryde Ward(s): Ryde South  
Location: 21 Longmead Road, Ryde, Isle Of Wight, PO332TN  
Proposal: Proposed decking at rear of the house  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00094/18>

**RESOLVED – Ryde Town Council does not object to this proposal.**

15. Application No: P/00096/18 Alt Ref: LBC/01214/X  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 68 Union Street, Ryde, Isle Of Wight, PO331BN  
Proposal: Listed building consent for proposed 2 no. self contained dwellings to the rear of retail unit; reduce floor space of shop.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00096/18>

**RESOLVED – Ryde Town Council does not object to this proposal subject to the application giving details of waste bin provision as required in the Refuge and Recycling SPD and a contribution towards the unilateral undertaking to provide mitigation for the Solent Special Protection Area (SPA). Furthermore the committee felt the application lacked detail with regards the amenity space and fire escape to the rear of the proposed properties.**

16. Application No: P/00095/18 Alt Ref: TCPL/01214/Y  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 68 Union Street, Ryde, Isle Of Wight, PO331BN  
Proposal: Proposed 2 no. self-contained dwellings to the rear of retail unit; reduce floor space of shop  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00095/18>

**RESOLVED – Ryde Town Council does not object to this proposal subject to the application giving details of waste bin provision as required in the Refuge and Recycling SPD and a contribution towards the unilateral undertaking to provide mitigation for the Solent Special Protection Area (SPA).**

17. Application No: P/00113/18 Alt Ref: TCP/08657/F  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: 246 Upton Road, Ryde, Isle Of Wight, PO333JG  
Proposal: Proposed single storey side and infill extension forming additional living accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00113/18>

**RESOLVED – Ryde Town Council does not object to this proposal.**

18. Application No: P/00120/18 Alt Ref: LBC/13042/K  
Parish(es): Ryde Ward(s): Ryde North East

Location: Garden Flat, 7 Vernon Square, Ryde, Isle Of Wight, PO332JG  
Proposal: LBC for conversion of bathroom into 2 shower rooms; internal alterations

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00120/18>

**RESOLVED – Ryde Town Council does not object to this proposal.**

#### 275/17 **PLANNING REVISIONS**

**None.**

#### 276/17 **PLANNING APPEALS**

**None**

#### 277/17 **PLANNING DECISIONS**

##### **Week ending 19<sup>th</sup> January 2018**

###### **Application No: P/01414/17**

Location: Clark Masts Teksam Ltd, 18 Ringwood Road, Ryde, Isle Of Wight, PO333PA

Parish: Ryde Ward: Ryde West

Proposal: Proposed 4no residential units

Decision: Granted Plan Permission (or issue Cert)

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

##### **Week ending 26<sup>th</sup> January 2018**

###### **Application No: P/00928/17**

Location: Aspire, former Holy Trinity Church, Dover Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: LBC for installation of 6 no solar panels on south facing roof and associated works

Decision: Granted Plan Permission (or issue Cert)

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

###### **Application No: P/01472/17**

Location: 72 West Street, Ryde, Isle Of Wight, PO332QQ

Parish: Ryde Ward: Ryde North West

Proposal: Lawful Development Certificate for continued use of vehicle access and parking access.

Decision: Granted Plan Permission (or issue Cert)



**Application No: P/01444/17**

Location: Coolheat, Unit 5, Enterprise Court, Nicholson Road, Ryde, Isle Of Wight, PO331BD

Parish: Ryde Ward: Ryde South

Proposal: Lawful Development Certificate for proposed extension to mezzanine and parking area.

**Application No: P/01404/17**

Location: Flat 2, 15 Partlands Avenue, Ryde, Isle Of Wight, PO333DS

Parish: Ryde Ward: Ryde West

Proposal: Demolition of existing conservatory; new garden room extension.

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/01436/17**

Parish: Ryde Ward: Ryde East

Proposed single storey extension

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

Proposal: Proposed single storey extension

Decision: Refuse Plan Perm (or not issue Cert)

Reason:

The proposed extension would block a primary window on the side elevation of 22 Salisbury Road which would adversely affect this neighbouring properties amenity to an unacceptable level . As such, the proposed scheme would not comply with policy DM2 (Design Quality of New Development) of the Island Plan Core Strategy.

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

**Application No: P/01448/17**

Location: 21 Mount Street, Ryde, Isle Of Wight, PO332QR

Parish: Ryde Ward: Ryde North West

Proposal: Proposed 1st floor side extension; velux on side elevation

Decision: Granted Plan Permission (or issue Cert)

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

**Week ending 2<sup>nd</sup> February 2018**

**Application No: P/01452/17**

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

Parish: Ryde Ward: Ryde North East

Proposal: Proposed removal of stone and brick wall and attached garages at the rear of Palmer House and Nelson Mansion

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/01529/17**

Location: 28 Belvedere Street, Ryde, Isle Of Wight, PO332JW

Parish: Ryde Ward: Ryde North East

Proposal: Proposed single storey rear extension including alteration and extension of existing first floor room in the roof and dormer structure

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/01485/17**

Location: Tudor Cottage, 6 Spencer Close, Ryde, Isle Of Wight, PO333AW

Parish: Ryde Ward: Ryde North West

Proposal: Ground and first floor extension to the east elevation to provide additional living accommodation.

Decision: Granted Plan Permission (or issue Cert)

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

**278/17 TREE DECISIONS**

**Protection                      Trees in Tree Preservation Order TPO/1981/41 A1**  
**Location                        21 Westwood Road, Ryde**

Allowances of lesser works:

From the site visit it is seen that the shade condition to the area caused by the tree could be resolved partially by lifting the crown to the height of the second bifurcation. The safety issue could be addressed by crown cleaning the tree taking out the dead dying and diseased branches.

Reason: To ensure the health and future amenity value of the trees.

Refusal for the following:

This is a high amenity tree important to the character of the area and wider arboreal skyline. There is no evidence submitted with the application to sufficiently warrant the trees removal and from a site inspection it is felt that the tree is in a reasonable condition. Its removal will cause the loss of a high amenity tree and impact on the collective arboreal character of the area. For this reason the council cannot justify giving consent for the trees removal at this time.

**Protection                      Trees in Tree Preservation Order 1999/20**  
**Location                        25 The Strand, Ryde, Isle of Wight, PO331JF**

Consent for the following:

To reduce the lime tree detailed in the application but 20% and raise the crown to 5m above ground level.

Conditions:

All work must be carried out to a minimum of BS3998 2010

"Recommendations for Tree Work" or current industry "best practice".

Working practices should comply with guidance and regulations issued by the Health & Safety Executive.

Reason: To ensure the health and future amenity value of the trees

## 279/17 LICENSE APPLICATIONS

### **New Premises Licence Application - Ref 18/000042**

The Harbour House, Ryde Harbour, The Esplanade, Ryde. PO33 1LG

**RESOLVED – Ryde Town Council supports the application but has reservations about Live Music being permitted in close vicinity to the Ryde Marina Bowls Club. Ryde Town Council would like to see the live music element of the licence granted on a trial period basis to evaluate the effect on neighbouring businesses.**

## 280/17 LICENSE DECISIONS

**None**

## 281/17 PUBLIC RIGHTS OF WAY CONSULTATION

The clerk informed the committee that he had circulated the document to all RTC Councillors and had not received any comments for inclusion in the consultation.

## 282/17 PLANNING MONITORING REPORT

The clerk informed the committee that he had circulated the report to all councillors and further commented that it was a valuable read for the planning committee as it gave an insight into the actual number of houses given permission, the number of appeals which had been lodged and the number of appeals which had been successful or unsuccessful.

## 283/17 DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **6<sup>th</sup> March 2018**.