



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 6th March 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, Cllr C Hall and Cllr I Stephens.

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

PUBLIC QUESTION TIME

None

284/17 APOLOGIES

Cllr N Farrell informed the chair that she was unable to attend due to poor health

285/17 DECLARATIONS OF INTEREST

None

286/17 MINUTES

RESOLVED - That the minutes of the planning committee held on the 13th February 2018 be approved as a true and accurate record and signed by the Chairman.

287/17 PROGRESS ON ACTION TAKEN

Pedestrianisation of the High Street

The Clerk informed the committee that, along with the Chairman, he had attended a follow up meeting at Island Roads to discuss pedestrianisation proposals. He stated that previously the Island Roads Officer had informed him that Island Roads now viewed the traffic problems in the High Street as a safety issue and he has now confirmed that the works required to achieve full Pedestrianisation will now be funded through Island Roads. Any realm improvements that Ryde Town Council have planned for the High Street can be carried out in parallel with the Pedestrianisation works to minimise disruption and lessen costs.

Ryde Theatre Electricity

The Clerk informed the committee that he and Cllr Axford had attended a meeting at County Hall with IW Council officers. The discussion centred around the lapsed agreement which the Isle of Wight Council had with the new owner regarding the use of the aerial and sender and the power to the Town Clock. An IW Council officer stated that there was a commitment by IW Council to re-site the aerial when the agreement ceased but this had not happened. He further agreed that he would carry out more work to facilitate the re-siting of the aerial. In addition another officer stated that they would meet with the present owner to come to an agreement as to how much the IW Council owed for the extra time that they had occupied the building and to finalized the agreement.

288/17 MEMBERS QUESTIONS

Cllr Conyers asked whether there were any guidelines or paper being prepared to give a framework as to how local projects could access funds from the public realm budget. The clerk informed the committee that work had started on this and would be put before committee in the near future for consultation.

289/17 PLANNING APPLICATIONS

Week Commencing 16th February 2018

1. Application No: P/00125/18 Alt Ref: TCP/33148/A
Parish(es): Ryde Ward(s): Ryde East
Location: 9 Royal Walk, Ryde, Isle Of Wight, PO331NL
Proposal: Retention of porch on the front elevation and raised patio to the rear.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00125/18>

RESOLVED – Ryde Town Council does not object to this proposal

2. Application No: P/00155/18 Alt Ref: TCP/32820/A
Parish(es): Ryde Ward(s): Ryde West
Location: 41 Hill Street, Ryde, Isle Of Wight, PO332QN
Proposal: Demolition of conservatory; proposed two storey rear extension

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00155/18>

RESOLVED – Ryde Town Council does not object to this proposal

Week Commencing 23rd February 2018

3. Application No: P/00079/18 Alt Ref: TCP/33384
Parish(es): Ryde Ward(s): Ryde East
Location: 144 Marlborough Road, Ryde, Isle Of Wight, PO331AR
Proposal: Demolition of garage; alterations; proposed single storey rear extension

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00079/18>

RESOLVED – Ryde Town Council does not object to this proposal

4. Application No: P/00141/18 Alt Ref: TCP/07491/A
Parish(es): Ryde Ward(s): Ryde North East
Location: 12a, Wood Street, Ryde, Isle Of Wight, PO332DH
Proposal: Demolition of existing workshop; replacement workshop and utility room

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00141/18>

RESOLVED – Ryde Town Council does not object to this proposal

5. Application No: P/00170/18 Alt Ref: TCP/05568/G
Parish(es): Ryde Ward(s): Ryde East
Location: 122 Marlborough Road, Ryde, Isle Of Wight, PO331AW
Proposal: Change of use of managers accommodation to reception and offices to include access ramp (revised scheme)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00170/18>

RESOLVED – Ryde Town Council does not object to this proposal

6. Application No: P/00192/18 Alt Ref: TCP/18404/X
Parish(es): Ryde Ward(s): Ryde North East
Location: Peter Pan's Playground, Esplanade, Ryde, Isle Of Wight, PO331JA
Proposal: Extension to existing sales kiosk to form a disabled WC
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00192/18>

RESOLVED – Ryde Town Council does not object to this proposal

7. Application No: P/00186/18 Alt Ref: TCP/33385
Parish(es): Ryde Ward(s): Ryde East
Location: 25 Marina Avenue, Ryde, Isle Of Wight, PO331NG
Proposal: Proposed Single storey rear and side extension.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00186/18>

RESOLVED – Ryde Town Council does not object to this proposal

Week Commencing 2nd March 2018

8. Application No: P/00104/18 Alt Ref: TCP/26638/B
Parish(es): Ryde Ward(s): Ryde North West
Location: 39 Union Street, Ryde, Isle Of Wight, PO332AB
Proposal: Change of use of first floor to D1 aesthetic clinic
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00104/18>

RESOLVED – Ryde Town Council does not object to this proposal

9. Application No: P/00177/18 Alt Ref: TCP/29397/A
Parish(es): Ryde Ward(s): Ryde East
Location: 24 Marina Avenue, Ryde, Isle Of Wight, PO331NG
Proposal: Demolition of porch; proposed front/side extension to form porch and study
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00177/18>

RESOLVED – Ryde Town Council does not object to this proposal

10. Application No: P/00212/18 Alt Ref: TCP/33390
Parish(es): Ryde Ward(s): Ryde West
Location: 29 Weeks Road, Ryde, Isle Of Wight, PO332TP
Proposal: Proposed first floor rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00212/18>

RESOLVED – Ryde Town Council does not object to this proposal

11. Application No: P/00217/18 Alt Ref: TCP/33395
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 15 Church Road, Binstead, Ryde, Isle Of Wight, PO333TA
Proposal: Proposed single storey rear & front extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00217/18>

RESOLVED – Ryde Town Council does not object to this proposal

290/17 **PLANNING REVISIONS**

None.

291/17 **PLANNING APPEALS**

None

292/17 **PLANNING DECISIONS**

Week ending 9th February 2018

Application No: P/01539/17

Location: 27 Westwood Road, Ryde, Isle Of Wight, PO333BJ

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of detached garage; proposed two storey rear and single storey side extensions; alterations to pedestrian and vehicular access with associated landscaping (revised plans)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal subject to the condition that the wall constructed on the neighbour's boundary is finished to a high standard to match the rest of the development.

Application No: P/01335/17

Location: land known as Pennyfeathers, land to the south of Smallbrook Lane, and to the west of, Brading Road, Ryde, Isle Of Wight,

Parish: Ryde Ward: Ryde East

Proposal: Proposed garage for sales and servicing; access and parking
Refuse Plan Perm (or not issue Cert)

1. The proposed development fails to demonstrate that swept paths are available to ensure that vehicles would not overrun the oncoming traffic land and as such creating a hazard to highway users contrary to Policy DM 2 (Design Standards for New Development) of the Island Plan Core Strategy.
2. The proposed development would be likely to attract standing vehicles on the Highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point and therefore be contrary to Policy DM 2 (Design Quality for New Development) of the Island Plan Core Strategy.
3. The proposed development would generate a significant increase in vehicular traffic entering and leaving the public highway to the detriment of highway safety and would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.
4. The formation and use of an additional access to the adjoining highway at this point would add unduly to the hazards of highway users by virtue of generated activity detrimental to the free flow of pedestrian traffic and would

therefore be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Ryde Town Council did 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.

Week ending 16th February 2018

Application No: P/01517/17

Location: Palmer House, 24 Castle Street, Ryde, Isle Of Wight, PO332EE

Parish: Ryde Ward: Ryde North East

Proposal: Replacement of existing windows; replacement of windows with french doors; alterations to windows on east elevation; replacement of railings to balcony and new balustrade

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Application No: P/01518/17

Location: Palmer House, 24 Castle Street, Ryde, Isle Of Wight, PO332EE

Parish: Ryde Ward: Ryde North East

Proposal: LBC for replacement of existing windows; replacement of windows with french doors; alterations to windows on east elevation; replacement of railings to balcony and new balustrade; internal alterations to floor layout and painting of exterior

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Application No: P/01571/17

Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED

Parish: Ryde Ward: Ryde North East

Proposal: Variation of conditions 2 and 5 on P/00010/17 to allow alterations to south elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Application No: P/01572/17

Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED

Parish: Ryde Ward: Ryde North East

Proposal: LBC for variation of conditions 2 and 5 on P/00010/17 to allow alterations to south elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Application No: P/01474/17

Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU

Parish: Ryde Ward: Ryde North West

Proposal: Part demolition of existing archway and gate piers due to structural issues and rebuilding using existing materials, to match the existing

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Application No: P/01547/17

Location: City Plumbing Supplies, Nicholson Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde South

Proposal: 1x non-illuminated fascia sign

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Week ending 23rd February 2018

None

293/17 TREE DECISIONS

Protection **Trees in Tree Preservation Order 1950/2 G1**
Location **2 Quarr Close, Binstead, Isle of Wight, PO334EN**

Consent for the following:

Consent to fell T1 Oak to near ground level.

Reason: The tree is seen to be dying and becoming a nuisance.

Protection **Trees in Tree Preservation Order**
Location **5 Quarr Close, Binstead, Ryde, PO33 4EN**

Consent to the following:

T1 is to be reduced by 20% to give it a more balanced natural form, concentrating predominantly of the side of the tree closest to the property. All reductions are to be to strong growth points that are at least one third the diameter of the adjacent pruning cut.

T4, 5, and 6 are too felled to near ground level.

The request to remove dead wood from the other trees does need consent as the legislation makes this an exception to work that has to be requested.

Reason: The work is necessary to improve the form of T1 and remove 3 dead trees.

294/17 LICENSE APPLICATIONS

None

295/17 LICENSE DECISIONS

None

296/17 COASTAL COMMUNITIES FUND ROUND 5

Mr Peter Griffiths informed the committee that he had experience of obtaining Coastal Communities Funding and gave a short talk on the process. He informed the committee of the regulations and criteria for making a bid and the rules on eligibility. In addition he informed the committee of the tight time frame involved and the various permissions and agreements which would need to be in place before a bid could be considered. He further stated that funds awarded once a bid was successful would have to be administered by the IW Council as the accountable body.

297/17 RYDE REGENERATION

Isle of Wight Council Assistant Director Regeneration Reniera O'Donnell gave a presentation on the various proposals being developed by the IWC's as part of its regeneration plans for Ryde Esplanade. She presented 5 different possible outline schemes and went into more depth about the IWC's preferred option. This option centres around 155 residential units on or adjacent to the Eastern Gardens, Ryde Marina Bowls Club and St Thomas Street Car Park.

The Committee expressed grave doubts about the preferred scheme as it appeared to concentrate on housing provision and not on projects which it felt would regenerate the Ryde economy for existing residents. In addition, the Committee felt that none of the options referred to by Mrs O'Donnell adequately addressed the plans and the future of the Ice Rink. During the discussion Cllr. Critchley stated that he felt there was a conflict of interest for the Cabinet Member for Regeneration and Business Development with regard to his business interests in the proposed Ryde regeneration area.

298/17 ISLAND ROADS' ANNUAL ASSET MANAGEMENT WORKSHOP

The Clerk informed the committee of an invitation to a workshop which will take place from 17.30 on Tuesday 27th March at St Christopher House, Daish Way, Newport. This workshop is an opportunity to hear more about Island Roads' progress to date, and planned works as well as having direct contact with the Senior Management Team.

299/17 FOOTPATH SIGNAGE ON APPLEY RISE

The clerk presented a plan showing footpath R99 adjoining Appley Rise and asked the committee to consider the following:

1. Rights of Way proceed to sign with their usual metal posts and arms (or see if the owner of Glendalough will allow a sign to be attached to their wall at the East Hill Road end)
2. Not to sign the footpath at all (with the agreement of the Town Council).

RESOLVED – Ryde Town Council Planning Committee decided that the clerk should inform the IW Council that they would like to see the appropriate signage as required installed on this footpath (R99).

300/17 **PROPOSED DECK CHAIR FACILITIES**

The clerk informed the committee that IW Council were about to award a concession for deckchair hire on Ryde Beach. The RTC Planning Committee expressed concern about the possible impact this could have on the beach cleaning service which is being provided by Ryde Town Council.

RESOLVED – The clerk to write to the IW Council and seek clarification of the details of the operation and control of the deckchair concessions.

301/17 **DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **27th March 2018.**