



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 8th May 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, and Cllr Farrell, Cllr Hall, Cllr Critchley.

In attendance: Peter Griffiths, Consultant Planning Clerk
Lisa Dyer (Minutes)

PUBLIC QUESTION TIME

1. Mr. Simmons enquired whether Ryde Town Council had the resources to come forward with their own plan as an alternative to the recent regeneration plans proposed by the Isle of Wight Council.

It was confirmed that RTC were not the sponsors of the work presented by the IWC and that work was under way to present a "Vision for Ryde" and that the Town Council could do with everyone's help to deliver this agenda.

It was resolved to place an item on the next Agenda when an initial presentation would be made by the community which would commence the process of engagement on an alternative vision.

2. Mr. Simmons enquired whether Ryde Town Council would like to hold further discussions with the owner of Ryde Theatre over its re-use. It was confirmed by the chair, following discussions with the committee that Ryde Town Council would like to discuss the matter with the owner.

331/18 APOLOGIES

None

332/18 DECLARATIONS OF INTEREST

None

333/18 MINUTES

RESOLVED - That the minutes of the planning committee held on the 17th April 2018 be approved as a true and accurate record and signed by the Chairman.

334/18 PROGRESS ON ACTION TAKEN

The Clerk provided Members with an update on the current progress of the Pedestrianisation of the High Street. It was confirmed that the matter is currently being discussed between Island Roads and the Isle of Wight Council and once these matters have been resolved Ryde Town Council will consider further upgrades to the public realm.

335/18 MEMBERS QUESTIONS

None

336/18 **PLANNING APPLICATIONS**
Week commencing 20th April 2018

1. Application No: P/00385/18 Alt Ref: LDC/33193/A
Parish(es): Ryde Ward(s): Ryde North East
Location: 92 Monkton Street, Ryde, Isle Of Wight, PO332BZ
Proposal: Lawful Development Certificate for continued use of vehicular access and driveway
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00385/18>

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

2. Application No: P/00380/18 Alt Ref: TCPL/24772/W
Parish(es): Ryde Ward(s): Ryde North West
Location: The Prince Consort, 19 St. Thomas Street, Ryde, Isle Of Wight, PO332DL
Proposal: Proposed refurbishment of offices and conversion of upper ground floor offices to residential
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00380/18>

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

3. Application No: P/00381/18 Alt Ref: LBC/24772/V
Parish(es): Ryde Ward(s): Ryde North West
Location: The Prince Consort, 19 St. Thomas Street, Ryde, Isle Of Wight, PO332DL
Proposal: LBC for refurbishment of offices
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00381/18>

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

4. Application No: P/00340/18 Alt Ref: TCP/33431
Parish(es): Ryde Ward(s): Ryde North West
Location: The Old House, Spencer Close, Ryde, Isle Of Wight, PO333AW
Proposal: Proposed single storey side extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00340/18>

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

5. Application No: P/00382/18 Alt Ref: TCP/18881/C
Parish(es): Ryde Ward(s): Ryde East
Location: Victoria Depot, Victoria Crescent, Ryde, Isle Of Wight, PO331DQ
Proposal: Demolition of existing depot buildings, construction of 6 no. new dwellings, with temporary accommodation for duration of construction works.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00382/18>

RESOLVED - Ryde Town Council shares the concerns of Island Roads with reference to the access to the site. Amended information in line with Island Roads comments on access, visibility splay, refuse access and other transport matters should be presented to enable proper consideration from Ryde Town Council. In addition, if approved a suitable condition should be requested in respect of contamination on the site.

6. Application No: P/00416/18 Alt Ref: TCP/27471/U
Parish(es): Ryde Ward(s): Ryde North West
Location: Ryde School, 7 Queens Road, Ryde, Isle Of Wight, PO333BE
Proposal: Demolition of foyer; replacement foyer
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00416/18>

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

Week Commencing 27th April 2018

7. Application No: P/00409/18 Alt Ref: A/01001/G
Parish(es): Ryde Ward(s): Ryde North West
Location: Nationwide Bldg Soc, 3 St. Thomas Square, Ryde, Isle Of Wight, PO332H
Proposal: 1 x externally illuminated hanging sign; 2 x non illuminated fascia signs; ATM surround and grey vinyl
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00409/18>

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

8. Application No: P/00439/18 Alt Ref: TCP/07831/K
Parish(es): Ryde Ward(s): Ryde North East
Location: 36 Nelson Street, Ryde, Isle Of Wight, PO33
Proposal: Demolition of existing block of six flats, Outline for block of 12 flats including basement accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00439/18>

RESOLVED - Ryde Council Town Council objects to this application on the basis that there is no detail provided in respect of parking provision and refuse provision in line with adopted SPD's. In addition, Ryde Town Council considers that the applicant should bring forward the design of any new building on site that is more sympathetic to the historic nature of dwellings in the rest of Nelson Street to demonstrate a better sense of place in keeping with the design of surrounding dwellings and in accordance with DM2.

9. Application No: P/00442/18 Alt Ref: TCP/33440
Parish(es): Ryde Ward(s): Ryde West
Location: 36 Pellhurst Road, Ryde, Isle Of Wight, PO333BP
Proposal: Proposed single storey rear extension.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00442/18> 4

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

Week Commencing 4th May 2018.

10. Application No: P/00464/18 Alt Ref: TCP/14023/H
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 (revised scheme).
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00464/18>

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

337/18 **PLANNING REVISIONS**

None

338/18 **PLANNING APPEALS**

1. Application No: P/00535/17

Planning Ins Ref: APP/P2114/W/17/3189158

Parish(es): Ryde Ward: Ryde North West

Location: land rear of 57, Union Street, Ryde, Isle Of Wight, PO33

Proposal: Proposed dwelling

<https://www.iwight.com/planning/AppDetails3.aspx?frmId=32702>

Ryde Town Council objected to this application on the grounds that the site would be overcrowded with lack of amenity space. The close proximity of the proposed building to the neighbouring buildings means that there will be a lack of natural light to the ground floor

2. Application No: P/01436/17

Planning Inspectorate Ref: APP/P2114/D/18/3199463

Parish(es): Ryde Ward: Ryde East

Location: 24 Salisbury Road, Ryde, PO33 1BY

Proposal: Proposed single storey extension

<https://www.iwight.com/planning/AppDetails3.aspx?frmId=33594>

Ryde Town Council did not object to this proposal

339/18 **PLANNING DECISIONS**

Week ending 13rd April 2018

Application No: P/00170/18

Location: 122 Marlborough Road, Ryde, Isle Of Wight, PO331AW

Parish: Ryde Ward: Ryde East

Proposal: Change of use of managers accommodation to reception and offices to include access ramp (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00177/18

Location: 24 Marina Avenue, Ryde, Isle Of Wight, PO331NG

Parish: Ryde Ward: Ryde East

Proposal: Demolition of porch; proposed front/side extension to form porch and study

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01385/17

Location: Tower Barn Cottage, off, Marlborough Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde East

Proposal: Change of use of vacant former agricultural barn to dwelling

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01386/17

Location: Tower Barn Cottage, off, Marlborough Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde East

Proposal: LBC for change of use of vacant former agricultural barn to dwelling

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00192/18

Location: Peter Pan's Playground, Esplanade, Ryde, Isle Of Wight, PO331JA

Parish: Ryde Ward: Ryde North East

Proposal: Extension to existing sales kiosk to form a disabled WC

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00104/18

Location: 39 Union Street, Ryde, Isle Of Wight, PO332AB

Parish: Ryde Ward: Ryde North West

Proposal: Change of use of first floor to D1 aesthetic clinic

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 20th April 2018

Application No: P/00217/18

Location: 15 Church Road, Binstead, Ryde, Isle Of Wight, PO333TA

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed single storey rear & front extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00251/18

Location: 7, Quarry Stone Close, Binstead, Ryde, Isle of Wight, PO33 3ET

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed double garage and conversion of existing garage to family room

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00212/18

Location: 29 Weeks Road, Ryde, Isle Of Wight, PO332TP

Parish: Ryde Ward: Ryde West

Proposal: Proposed first floor rear extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 27th April 2018

Application No: P/00246/18

Location: Berwick Lodge, Augusta Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: LBC for proposed replacement wall

Decision: Granted

Ryde Town Council did not object to this proposal

340/18 TREE DECISIONS

None

341/18 LICENSE APPLICATIONS

Street Trading Application for Isle Scoop Traditional Ice Creams at various locations in Ryde and Seaview

<http://publicaccess.iow.gov.uk/online-toapplications/simpleSearchResults.do?action=firstPage>

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

342/18 LICENSE DECISIONS

None

343/18 PUBLIC REALM BUDGET ALLOCATION GUIDANCE

RECOMMENDATION - Ryde Town Council's Planning Committee resolved to recommend the report presented to Full Council subject to an addition to Appendix 1 - which asks "Is there any match funding available for this project?"

344/18 PROPOSED BASE STATION UPGRADE

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

345/18 MONKTON MEAD ENGINEERING WORKS UPDATE

No presentation was made by the contractors engineer. It was verbally confirmed that it is the intention of the contractors to complete works on 18th July 2018 (prior to UK Pride), then move to Simeon Street and then return to the beach at the end of summer 2018.

RTC requested that the Clerk obtain a written update from the contractors for circulation.

346/18 DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 29th May 2018.