



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 19th June 2018 AT THE COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT PO33 2NQ**

Present: Cllr J Moody (Chair), Cllr D Conyers (Deputy Chair),
Cllr M Ross (Mayor), Cllr N Farrell, Cllr M Lilley
and Cllr T Wakeley.

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

PUBLIC QUESTION TIME

Mr Chris Ashman Head of Regeneration Development reported to the committee that he had attended a meeting of the Ryde Society to inform them of the contents and details of Place Plans and Neighbourhood Plans. He further indicated that the group had suggested support for the Place Plan approach.

363/18 APOLOGIES

Cllr Adams, Cllr Lucioni, Cllr Hall and Cllr Stephens gave their apologies

364/18 DECLARATIONS OF INTEREST

None

365/18 MINUTES

RESOLVED - That the minutes of the planning committee held on the 29th May 2018 be approved as a true and accurate record and signed by the Chairman.

366/18 PROGRESS ON ACTION TAKEN

Ryde BoRo Bike Experience.

The Clerk reported to the committee that he had been in contact with IW Council to find out more detail on the BoRo Bike Experience and had received a document outlining the way in which a bike such as this usually operates but had not received any site specific details of the proposals for the operation of this particular bike or a site specific Risk Assessment. The Clerk stated that he would report back to the committee when he received further detail.

UK Pride update.

The Clerk reported that, as yet, he had not received any firm proposals from the organisers on the Toilets, Skate Park or any other facilities which may or may not be contain within the event perimeter.

367/18 COMMITTEE MEMBERS QUESTIONS

Cllr Conyers informed the committee that she had been informed by a resident that an unpleasant smell had been detected on occasion in her area which resulted in her having to close her windows. The Clerk said that a possible source for the smell could be ships venting their tanks as this had been the source of such odours in the past. The Clerk further stated that he would make enquiries to find out the cause of this current complaint.

Cllr Lilley stated that Elmhurst Road had never been adopted onto the road network and he wanted Ryde Town Council to support representations to have this road

adopted. Cllr Wakeley stated that the committee would need a written request to enable them to take this forward and consider on a future agenda. The Clerk stated that he would make enquiries to ascertain the current position.

Cllr Lilley asked the committee whether they intended to raise questions about the decision of IW Council to allow the development of an accommodation block at Ryde School. Cllr Moody stated that the committee had already made comments as required under Ryde Town Council statutory obligations.

368/18 **PRESENTATION ON REGENERATION**

Miss Helen Keogan gave a presentation on behalf of the newly formed Ryde Society. She stated that the group had been formed following concerns over the IW Council's Regeneration Team's proposals for Ryde Esplanade. She further stated that the Ryde Society were offering support to Ryde Town Council in their efforts to influence regeneration in Ryde.

369/18 **RYDE REGENERATION AND NEIGHBOURHOOD PLANNING**

The Clerk presented a report to the committee entitled Strategic Planning Matters. The report contained 5 options for a possible way forward for the Town Council to enable it to respond effectively and appropriately to the Isle of Wight Council's development of the new Island Planning Strategy. He also provided some additional information about the role of SPD's, Place Plans and Neighbourhood Development Plans in the strategic planning process. The committee asked Mr. Chris Ashman, Director for Regeneration at the Isle of Wight Council, to give his view on the effectiveness of Place Plans in particular as the Isle of Wight Council is keen for Ryde Town Council to take forward this option.

During the debate several Councillors indicated that the information supplied suggested that Option 5, a Position Statement, would be the most effective way forward and would have the most influence on the development of the Island Planning Strategy. Cllr Lilley indicated that whilst he was broadly in support of Option 5 he felt that the Town Council should also undertake a Place Plan. He further stated that he would like to see Option 5 amended to include the adoption of a Place Plan. He was informed by the Chairman that should he wish to make an amendment to Option 5 this would, for clarity, need to be in writing. Cllr Lilley then left the meeting at 20.15 prior to a decision being made. It was then

RESOLVED – That Ryde Town Council recommends to Full Council that Option 5 in the Strategic Planning Matters Report dated 19th June 2018 be taken forward and that the Town Council seek input from interested community groups such as the Ryde Society in taking this option forward.

Following the consideration of the options contained in the report the Clerk suggested that there was also a need for committee members to represent Ryde Town Council on the various committees involved in consultation and working groups on Regeneration. The representatives will not have any decision making powers but will report back to the Planning Committee. It was then

RESOLVED – That the Ryde Town Council representatives for attending Ryde regeneration meetings and reporting back to the Planning Committee are as follows:

- 1. Cllr Conyers is the representative both to the full Ryde Regeneration consultation meetings and to the Empty Buildings workshops**
- 2. Cllr Wakeley is the representative for the youth workshops**
- 3. Cllr Farrell is the representative for the green spaces workshops**

The Clerk then presented a copy of a letter sent to the IW Council Regeneration Team following their presentation at the RTC Council Chambers of the Regeneration Options for noting

RESOLVED – Ryde Town Council notes the letter sent to the IW Council Regeneration Team dated 28th March 2018.

370/18 **PLANNING APPLICATIONS**

Week Commencing 1st June 2018

1. Application No: P/00590/18 Alt Ref: TCP/00053/E
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Boulders Mead, Quarr Road, Ryde, Isle Of Wight, PO334EL
Proposal: Proposed single storey extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00590/18>

RESOLVED – Ryde Town Council does not object to the proposal

2. Application No: P/00571/18 Alt Ref: TCPL/13132/T
Parish(es): Nettlestone & Seaview Ward(s): Nettlestone & Seaview
Location: No Mans Land Fort, The Solent, Ryde, Isle of Wight
Proposal: Construction of breakwater harbour and helipad
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00571/18>

RESOLVED – Ryde Town Council objects to the proposal due to the lack of detail within the application given that No Man’s Land Fort lies within the Solent and Dorset Coast SPA boundary. The SPA affords the same protection as a fully designated site under the Habitat Regulations 2017. In addition No Man’s Land Fort is a Scheduled Monument and consent may be required for the works.

3. Application No: P/00572/18 Alt Ref: LBC/13132/R
Parish(es): Nettlestone & Seaview Ward(s): Nettlestone & Seaview
Location: No Mans Land Fort, The Solent, Ryde, Isle of Wight
Proposal: LBC for construction of breakwater harbour and helipad
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00572/18>

RESOLVED – Ryde Town Council objects to the proposal due to the lack of detail within the application given that No Man’s Land Fort lies within the

Solent and Dorset Coast SPA boundary. The SPA affords the same protection as a fully designated site under the Habitat Regulations 2017. In addition No Man's Land Fort is a Scheduled Monument and consent may be required for the works.

Week Commencing 8th June 2018

4. Application No: P/00222/18 Alt Ref: TCP/29837/E
Parish(es): Ryde Ward(s): Ryde West
Location: land adjacent to 17, Winston Avenue, Ryde, Isle Of Wight, PO33
Proposal: Proposed 2no. flats (revised application form - section 25 (certificates))(readadvertised application)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00222/18>

RESOLVED – Ryde Town Council does not object to the proposal

5. Application No: P/00591/18 Alt Ref: TCPL/16406/F
Parish(es): Ryde Ward(s): Ryde North East
Location: 20 Monkton Street, Ryde, Isle Of Wight, PO332BZ
Proposal: Proposed orangery at rear of dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00591/18>

RESOLVED – Ryde Town Council does not object to the proposal

6. Application No: P/00592/18 Alt Ref: LBC/16406/E
Parish(es): Ryde Ward(s): Ryde North East
Location: 20 Monkton Street, Ryde, Isle Of Wight, PO332BZ
Proposal: LBC for proposed orangery at rear of dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00592/18>

RESOLVED – Ryde Town Council does not object to the proposal

7. Application No: P/00585/18 Alt Ref: TCP/11300/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 25 Westfield Park, Ryde, Isle Of Wight, PO333AB
Proposal: Proposed balcony with railings; picture window
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00585/18>

RESOLVED – Ryde Town Council does not object to the proposal

8. Application No: P/00643/18 Alt Ref: TCP/16880/A
Parish(es): Ryde Ward(s): Havenstreet, Asheys & Haylands
Location: 1 Albert Cottages, Rosemary Lane, Ryde, Isle Of Wight, PO332UX
Proposal: Demolition of conservatory and garage; construction of detached house (2 bedroom); provision of 1 parking space each for new & existing dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00643/18>

RESOLVED – Ryde Town Council does not object to the proposal

Week Commencing 15th June 2018

9. Application No: P/00633/18 Alt Ref: TCP/13397/E

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

Location: W Hurst & Son (IW) Ltd, 26-27 Union Street, Ryde, Isle Of Wight, PO332DT

Proposal: Change of use from a first and second floor flat to provide storage accommodation for W. Hurst & Son (IW) Ltd

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00633/18>

RESOLVED – Ryde Town Council does not object to the proposal

371/18 PLANNING REVISIONS

None

372/18 PLANNING APPEALS

None

373/18 PLANNING DECISIONS

Week ending 25th May 2018

Application No: P/00385/18

Location: 92 Monkton Street, Ryde, Isle Of Wight, PO332BZ

Parish: Ryde Ward: Ryde North East

Proposal: Lawful Development Certificate for continued use of vehicular access and driveway

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00382/18

Parish: Ryde Ward: Ryde East

Proposal: Demolition of existing depot buildings, construction of 6 no. new dwellings, with temporary accommodation for duration of construction works.

Location: Victoria Depot, Victoria Crescent, Ryde, Isle Of Wight, PO331DQ

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

- 1. The proposal by reason of the numbers of dwellings proposed as well as their siting, scale, design and layout of the dwellings within a relatively limited site area would result in a cramped and contrived form of development contrary to the character of the area. The proposal would result in limited amenity spaces for occupants of some of the dwellings and would be symptomatic of overdevelopment. As such the proposal would be out of character with surrounding properties and failing to preserve or enhance the character, context and appearance of the area, contrary to Policies SP1 (Spatial Strategy), SP5 (Environment) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy and principles of good design and sustainable development as contained within the National Planning Policy Framework.*
- 2. The proposed dwellings because of their height (with regards to the two storey dwellings) and position close to the boundary of the site would be an intrusive, overbearing form of*

development, resulting in overlooking or perceived overlooking and thus would have a serious and adverse effect on the amenities enjoyed by the occupiers of the neighbouring properties. As such, the proposal would result be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the aims of the National Planning Policy Framework.

- 3. The proposed plots 4 and 5 would have an adverse impact on the trees which are of high amenity and contributes to the street scene and wider landscape qualities. As such the proposal would be contrary to Policies SP5 (Environment), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.*

Ryde Town Council shared 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.

Week ending 1st June 2018

Application No: P/00340/18

Location: The Old House, Spencer Close, Ryde, Isle Of Wight, PO333AW

Parish: Ryde Ward: Ryde North West

Proposal: Proposed single storey side extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to the proposal

Application No: P/00416/18

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

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of foyer; replacement foyer

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to the proposal

Week ending 8th June 2018

Application No: P/00409/18

Location: Nationwide Bldg Soc, 3 St. Thomas Square, Ryde, Isle Of Wight, PO332PH

Parish: Ryde Ward: Ryde North West

Proposal: 1 x externally illuminated hanging sign; 2 x non illuminated fascia signs; ATM surround and grey vinyl

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to the proposal

Application No: P/00442/18

Location: 36 Pellhurst Road, Ryde, Isle Of Wight, PO333BP

Parish: Ryde Ward: Ryde West

Proposal: Proposed single storey rear extension.

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to the proposal

374/18 PLANNING APPEAL DECISIONS

Appeal Ref: APP/P2114/D/18/3199463

24 Salisbury Road, Ryde, PO33 1BY

The application, Ref. P/01436/17 was refused 22nd. Jan 2018.

The development proposed is a single storey extension.

Decision

The appeal is allowed and planning permission is granted for a single storey extension at 24 Salisbury Road, Ryde in accordance with the terms of the application, Ref. P/01436/17, dated 24 November 2017,

Ryde Town Council did not object to the proposal

375/18 TREE DECISIONS

Protection Trees in Ryde St Johns Conservation Area

Location St Cecilia's Abbey, Appley Rise, Ryde, Isle of Wight, PO331LF

No objection to the following:

Consent to pollard the tree by 50% of its current height.

Reason: The tree has an extensive basal decay that is undermining the trees safety.

The work proposed will reduce the trees weight and chances of collapse whilst retaining the tree for the future. To ensure the health and future amenity value of the trees.

Protection Trees in Tree Preservation Order 1949/1 G2

Location The Old House, Spencer Close, Ryde, Isle of Wight PO33 3AW

Consent for the following:

Consent to lift the crown of the horse chestnut to 5 metres and thin the crown by 20%.

Reason: The work is necessary to enable the better form the trees crown.

376/18 LICENSE APPLICATIONS

None

377/18 LICENSE DECISIONS

None

378/18 PUBLIC REALM BUDGET APPLICATIONS

The Clerk reported that no Public Realm Budget Applications had been received.

379/18 **TOWN HALL CLOCK**

Councillor Axford gave a report to the committee on the current position with the clock at Ryde Theatre. He reported that the electricity was unlikely to be reinstated until any proposed development was started and that the IW Council will take no responsibility for the clock. The Clerk suggested that he could do some exploratory work to establish whether the clock could be operated using solar energy. The committee then

RESOLVED – That officer time can be spent preparing a report on the viability of having the Town Hall Clock powered by Solar Panels.

380/18 **DEPLOYABLE CCTV FOR RYDE**

The Clerk presented a report to the committee on the usefulness of deployable CCTV cameras for their consideration. It was then

**RESOLVED - to recommend to the Full Council:
That the Town Council should not proceed with the purchase, use and maintenance of additional fixed or deployable CCTV cameras in Ryde and that the Council should instead seek to liaise with the local Police to make targeted patrols of local trouble spots.**

381/18 **DATE OF NEXT MEETING**

RESOLVED - The next Planning Committee meeting will be held on the 10th July 2018.

382/18 **SUPPLEMENTARY PLANNING AGENDA ITEM 20**

The Clerk informed the committee that Wightlink had proposed changes to their parking and waiting strategy for Ryde Pier Head and that Ryde Town Council had not been consulted on the proposed changes prior to a decision being made. The Clerk further suggested that it may be beneficial for a delegation from the planning committee to meet with Wightlink as soon as possible to discuss their proposals and their possible effect on the road network in the Esplanade area. They then

RESOLVED – To elect a delegation of 3 members to attend a meeting arranged by the Clerk with representatives from Wightlink. A delegation including Cllr Moody, Cllr Wakeley and Cllr Ross were duly elected.