



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 10th July 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 Wakeley, Cllr Farrell, Cllr Ross (Mayor).

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

PUBLIC QUESTION TIME

None

405/18 APOLOGIES

None

406/18 DECLARATIONS OF INTEREST

None

407/18 MINUTES

RESOLVED - That the minutes of the planning committee held on the 19th June 2018 be approved as a true and accurate record and signed by the Chairman.

408/18 PROGRESS ON ACTION TAKEN

Ryde BoRo Bike Experience.

The Clerk reported 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 an amended site plan and would circulate to the committee any update.

Amhurst Road Adoption

The Clerk informed the committee that he had contacted the IW Council Officer in charge of Island Roads contracts and had been informed that Amhurst Road had been constructed with soakaways and was not connected to the main storm drain system and therefore did not meet the criteria for adoption.

Unpleasant Odour in Ryde

The Clerk informed the committee that he had made enquiries about the reported odour and had received no useful response or further instances of the odour.

409/18 COMMITTEE MEMBERS QUESTIONS

None

410/18 PLANNING APPLICATIONS

Week Commencing 22nd June 2018

1. Application No: P/00631/18 Alt Ref: TCP/00636/X
Parish(es): Ryde Ward(s): Ryde East

Location: Fallowfield Rest Home, 14 Great Preston Road, Ryde, Isle Of Wight, PO331DR

Proposal: Change of use from residential care home to provide 14 supported living units with shared facilities.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00631/18>

RESOLVED – Ryde Town Council does not object to this proposal

2. Application No: P/00642/18 Alt Ref: TCP/11569/E
Parish(es): Ryde Ward(s): Ryde East
Location: 77 Marlborough Road, Ryde, Isle Of Wight, PO331AF
Proposal: Proposed garage with access off Circular Road

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00642/18>

RESOLVED – Ryde Town Council does not object to this proposal

3. Application No: P/00691/18 Alt Ref: TCP/30068/D
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: Land adjacent to, 256 Upton Road, Ryde, Isle Of Wight, PO33
Proposal: Proposed dwelling

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00691/18>

RESOLVED – Ryde Town Council does not object to this proposal

Week Commencing 29th June 2018

4. Application No: P/00703/18 Alt Ref: TCP/23217/D
Parish(es): Ryde Ward(s): Ryde East
Location: Appley Beach Cafe, Appley Lane, Ryde, Isle Of Wight, PO331ND
Proposal: Proposed single storey extension (revised scheme)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00703/18>

RESOLVED – Ryde Town Council objects to this proposal on the grounds that the measures being suggested within the application to protect the tree were considered insufficient contrary to planning policy SP5. In addition the very close proximity of the tree in relation to the building did not sit well within the context of the surrounding park contrary to planning policy DM2 Design Quality for New Development.

5. Application No: P/00715/18 Alt Ref: TCP/12350/B
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 4 Arnold Road, Ryde, Isle Of Wight, PO333RJ
Proposal: Proposed two storey side extension and single storey rear extension

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00715/18>

RESOLVED – Ryde Town Council does not object to this proposal

Week Commencing 6th July 2018

6. Application No: P/00677/18 Alt Ref: TCP/03139/D

Parish(es): Ryde Ward(s): Ryde West
Location: 88 Pellhurst Road, Ryde, Isle Of Wight, PO333BS
Proposal: Demolition of existing substandard rear additions; new single storey rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00677/18>

RESOLVED – Ryde Town Council does not object to this proposal

7. Application No: P/00731/18 Alt Ref: TCP/19185/D
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 (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00731/18>

RESOLVED – Ryde Town Council does not object to this proposal

8. Application No: P/00736/18 Alt Ref: TCP/23688/U
Parish(es): Ryde Havenstreet & Ashley Ward(s): Havenstreet, Ashley & Haylands
Location: Roebeck Country Park, Gatehouse Road, Upton, Ryde, Isle Of Wight, PO334BP
Proposal: Installation of a sewage treatment plant on the South Field; siting of 3 lodges on the South Field; siting of 6 lodges on the East Field; access road down the west side of East Field
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00736/18>

RESOLVED – Ryde Town Council does not object to this proposal subject to there being sufficient controls in place with regards the sewage treatment plant to protect the adjacent watercourse.

411/18 **PLANNING REVISIONS**

None

412/18 **PLANNING APPEALS**

None

413/18 **PLANNING DECISIONS**

Week ending 15th June 2018

Application No: P/00500/18

Location: 7 Hawthorn Close, Ryde, Isle Of Wight, PO333PJ
Parish: Ryde Ward: Binstead & Fishbourne
Proposal: Demolition of car port; proposed two storey side extension
Decision: Granted Plan Permission (or issue Cert)

Application No: P/00464/18

Location: Waterside Pool / Cafe, Esplanade, Ryde, Isle Of Wight, PO331JA
Parish: Ryde Ward: Ryde North East
Proposal: Construction of roof and internal alterations to form a fitness suite and associated facilities (revised scheme)
Decision: Granted Plan Permission (or issue Cert)

Application No: P/00514/18

Location: Trentham Guest House, 38 The Strand, Ryde, Isle Of Wight, PO331JF
Parish: Ryde Ward: Ryde North East
Proposal: Change of use from bed and breakfast establishment to a single dwelling
Decision: Granted Plan Permission (or issue Cert)

Application No: P/01299/17

Parish: Ryde Ward: Ryde East
Proposal: Demolition of greenhouse; proposed dwelling (revised scheme)(additional information)
Location: Walled Garden, Bullen Road, Ryde, Isle Of Wight, PO33
Decision: Refuse Plan Perm (or not issue Cert)

Reason:

The proposed development would result in an additional dwelling situated outside of a settlement boundary, away from services and facilities which would result in an unsustainable form of development and would result in a dwelling reliant on access by private car. Thus the scheme would result in a form of development that would fail to comply with the principles of sustainable development as required by the established planning policy framework. The principle of the scheme is therefore considered contrary to Policy SP1 (Spatial Strategy) of the Island Plan Core Strategy and the National Planning Policy Framework (NPPF).

Application No: P/00244/18

Location: 87 Bettsworth Road, Ryde, Isle Of Wight, PO333EN
Parish: Ryde Ward: Havenstreet, Ashley & Haylands
Proposal: Proposed pair of semi detached houses
Decision: Granted Plan Permission (or issue Cert)

Week ending 22nd June 2018

Application No: P/00480/18

Location: Windsor House, Binstead Road, Ryde, Isle Of Wight, PO333NB
Parish: Ryde Ward: Ryde West
Proposal: Proposed shed
Decision: Granted Plan Permission (or issue Cert)

Application No: P/00495/18

Location: 36 Brookfield Gardens, Ryde, Isle Of Wight, PO333NP
Parish: Ryde Ward: Ryde North West
Proposal: Proposed single storey rear extension
Decision: Granted Plan Permission (or issue Cert)

Week ending 29th June 2018

Application No: P/00528/18

Location: 38 High Park Road, Ryde, Isle Of Wight, PO331BT

Parish: Ryde Ward: Ryde East

Proposal: Demolition of conservatory; proposed replacement conservatory and single storey rear extension

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00536/18

Location: 36 Dover Street, Ryde, Isle Of Wight, PO332BW

Parish: Ryde Ward: Ryde North East

Proposal: Proposed canopy; alterations

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00537/18

Location: 36 Dover Street, Ryde, Isle Of Wight, PO332BW

Parish: Ryde Ward: Ryde North East

Proposal: LBC for internal alterations and proposed canopy

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00529/18

Location: 123 Marlborough Road, Ryde, Isle Of Wight, PO331AW

Parish: Ryde Ward: Ryde East

Proposal: Demolition of garage and shed, detached chalet bungalow with garage and turning area, new parking area and turning area for existing dwelling (revised scheme) (revised plan)

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

By virtue of its location and layout, the proposal would result in an intrusive and inappropriate form of development that would be contrary to and out of character with the established spatial pattern of properties within this area. As such, it is considered that this form of development on non-previously developed land would not enhance the character and context of the area and would therefore not constitute appropriate land for development as required by policy SP1 (Spatial Strategy) whilst also being contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy as well as being in conflict with the principles of good design and sustainable development as required by the National Planning Policy Framework.

Application No: P/00490/18

Location: 35 St. Johns Hill, Ryde, Isle Of Wight, PO331ES

Parish: Ryde Ward: Ryde East

Proposal: Proposed conversion of existing attached double garage to annexe accommodation including side and rear extensions, rear glazed veranda and overcladding of first floor with 'Hardi-Plank' cladding

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00513/18

Location: Island Printers, 11 East Street, Ryde, Isle Of Wight, PO331JP

Parish: Ryde Ward: Ryde North East
Proposal: LBC for demolition of existing printers building (revised description)
Decision: Granted Plan Permission (or issue Cert)

414/18 **PLANNING APPEAL DECISIONS**

Appeal Ref: APP/P2114/W/17/3189158

Land Rear of 57 Union Street, Ryde, Isle of Wight PO33 2LG

Decision

The appeal was dismissed

Ryde Town Council objected to the proposal

415/18 **TREE DECISIONS**

Protection Trees in Ryde Conservation Area

Location Ryde School, 7 Queens Road, Ryde,

No objection to the following:

Consent to fell the beech tree detailed in the to near ground level.

Reason: The beech tree has died.

Protection Trees in Tree Preservation Order TPO/1976/6 A1

Location Vernon Square, Ryde,

Consent for the following:

Consent to carry out the work schedule to the trees detailed in the application

Reason: The tree work detailed in the application is required as general management of the Vernon Square Garden to ensure the area is safe to the wider public.

Protection Trees in Tree Preservation Order TPO/1949/1 G6

Location 2 Stonelands Orchard, Binstead,

Consent for the following:

Consent to carry out the following works to the trees detailed in the application.

- The lowest secondary branch growing over the conservatory is to be removed to the branch fork union.
- The upper crown above the secondary branch is to be reduced back by 1 metre from the branch tips.
- The crown is to be raised to 5 metres above ground level.
- The remaining crown is to be thinned by 30%

Reason: The tree work is necessary to prevent the tree becoming a nuisance to the adjacent property.

416/18 **LICENSE APPLICATIONS**

Application for Street Trading Market Consent Renewal for Blackbeards Market, Shipwreck Isle, Appley Beach, Ryde

Application for a New Premises Licence – No. 64, George Street, Ryde

RESOLVED – Ryde Town Council does not object to this proposal

417/18 **LICENSE DECISIONS**

None

418/18 **ISLAND PLANNING STRATEGY WORKING GROUP**

To consider and agree the proposed terms of reference for the development of the Position Statement as agreed at Full Council on 2nd July. A copy of the terms of reference will follow

RESOLVED – The proposed terms of reference were agreed and adopted by the committee.

To establish a small working party to oversee the ongoing development of the Position Statement.

RESOLVED – Cllr Wakeley, Cllr Moody, Cllr Conyers, Cllr Ross and Cllr Farrell were elected to the Island Planning Strategy Working Group.

To note that a small amount of the budget allowed for the public realm may need to be used to assist with the development of the Position Statement.

RESOLVED – It was noted that funding may be required from the Public Realm Budget to meet possible expenditure in the course of the development of the Position Statement.

419/18 **PUBLIC REALM BUDGET APPLICATIONS**

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

420/18 **WIGHTLINK AND PROPOSALS FOR RYDE PIER.**

The Clerk reported that a meeting had taken place with Wightlink representatives to discuss the proposed changes to the parking arrangements at Ryde Pier Head and to discuss a way forward with regards future consultations between Ryde Town Council and Wightlink. The Clerk stated that subsequent to the meeting he had been informed by Wightlink that they were delaying the changes to give them time to revisit the original decision and possibly amend waiting time to 30 minutes as a direct result of the meeting with Ryde Town Council. In addition Wightlink confirmed that they were happy to have regular meetings with RTC representatives to discuss future plans.

421/18 **MEETING OF THE RYDE SOCIETY**

It was decided that members of the new IPS working group should be the representatives for Ryde Town Council at the forthcoming Ryde Society meeting on the 23rd July.

422/18 **ANNUAL REGENERATION CONFERENCE**

The Clerk informed the committee that the Annual Regeneration Conference was to take place on the 19th July at Lakeside Park Hotel. Ryde Town Council were allowed

1 place at the conference but this was considered inadequate for Ryde. The Clerk had contacted the conference organisers to increase RTC's allocation to 3 spaces but, as yet, had not received a reply from the organisers.

423/18 MEETING ON INFRASTRUCTURE

The Clerk and Cllr Moody reported on the recent workshop on Infrastructure Needs on the Island. They stated that the meeting had been a 'box ticking' exercise with regards consultation on the proposed new Island Planning Strategy for the IW Council.

424/18 RYDE HARBOUR

The committee noted the replies to questions on Ryde Harbour as requested at the Full Council meeting on July 2nd 2018

425/18 LETTER TO SHOPWATCH / PUBWATCH

The committee noted the letter from Cllr Ross (Mayor) in response to a letter received from Shopwatch / Pubwatch regarding the aerial and VHF system.

426/18 DATE OF NEXT MEETING

RESOLVED - The next Planning Committee meeting will be held on the 31st July 2018.