



RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 11th August 2015 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE

Present: Phil Warren (Deputy Chair), Henry Adams (Deputy Mayor), Jill Moore, and David Woodward.

In attendance: Peter Griffiths, clerk to the committee.

PUBLIC QUESTION TIME

A question was received in connection with the determination of the Planning Application in respect of 13 Ashey Road. The clerk agreed to feedback any further information back to the adjacent owner following discussing the matter further with the Local Planning Authority.

1. APOLOGIES

Apologies received from Cllr.Wakeley due to his attendance at Island Line meeting.

2. DECLARATIONS OF INTEREST

No declarations of interest were received.

3. MINUTES

P/108/15 - Ryde Town Council resolved that the minutes of the meeting held on the 20th July 2015 be approved as a true record of the meeting and signed by the deputy chairman.

4. PROGRESS ON ACTION TAKEN

Yellow Lines Spencer Road

RTC is waiting for a response from IWC to a letter sent on 18th June 2015 concerning the time taken for decisions to be made on community highways fund. A follow up letter is to be sent.

Appley Car Park

RTC is waiting for a response from IWC to a letter sent 15th July 2015 concerning setting up a meeting to discuss the all island car parking strategy. A follow up letter is to be sent.

Vectis Hall

RTC have not heard further from the owners since they agreed to feedback progress within one month. A follow up letter will be sent after 15th August 2015.

Royal York and Conservative Club

No response from owner or owner's agent – owner has until December 2015 to commence on the Royal York. Matters will be reviewed in October 2015 with the Conservation Officer to establish progress and then campaign for action on the sites if no progress is made.

Terminus Building

Ryde Town Council resolved to assist owners of dwelling with liaising with parties to try and resolve outstanding issues in respect of this site. A letter is to be sent to IWC on this matter.

Peter Pan's Playground

RTC is waiting for a response from IWC to a letter sent 20 July 2015.

5. MEMBERS' QUESTIONS

Esplanade Hotel and Marine

It was reported that these buildings have been recently sold and it was asked who now owned the buildings.

P/109/15 – Ryde Town Council resolved to make enquiries of the land registry to ascertain the new owners of these properties. This would be done after an appropriate period of time to ensure that the owners details were recorded on land registry and the committee requested the spending of the funding needed to purchase records of these transactions. In the meantime it was requested that further enquiries were made to see if the owners details could be identified.

Memorial Gardens

It was reported that funding had been provided to the IWC for the re-provision of Memorial Gardens following the sewer upgrade works.

P/110/15 – Ryde Town Council resolved to make contact with the IWC to ascertain who had responsibility for dealing with the reinstatement works and to ensure any works could be influenced by the Town Council for the benefit of local residents.

Area Action Plan

It was reported that at a recent meeting with the IWC it was stated by the LPA that some of the detail in the AAP might not be as originally intended.

P/111/15 – Ryde Town Council resolved to keep in regular communication with the IWC to ascertain the level of detail in the AAP and discuss whether there was a need to write additional SPD's in order to pick up any lack of detail ascertained.

6. PLANNING APPLICATIONS

Press List 24 July 2015

1. Application No: P/00787/15 Alt Ref: TCP/32333
Parish: Ryde Ward: Ryde North East
Location: 16 East Street, Ryde, Isle of Wight, PO331JB
Proposal: Proposed installation of flue
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00787/15>

P/112/15 – Ryde Town Council raised no objection in relation to this application.

2. Application No: P/00825/15 Alt Ref: TCP/32334
Parish: Ryde Ward: Ryde North East
Location: 58 Argyll Street, Ryde, Isle of Wight, PO333BY
Proposal: Demolition of conservatory; single storey rear extension to provide kitchen; raised decking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00825/15>

P/113/15 – Ryde Town Council raised no objection in relation to this application.

3. Application No: P/00829/15 Alt Ref: TCPL/06520/T
Parish: Ryde Ward: Ryde North West
Location: Lansdowne House, 2 John Street, Ryde, Isle of Wight, PO332PZ
Proposal: Proposed summer house
Easting: 458981 Northing: 92400.2
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00829/15>

P/114/15 – Ryde Town Council raised no objection in relation to this application.

4. Application No: P/00857/15 Alt Ref: LBC/32331
Parish: Ryde Ward: Ryde North West

Location: Lloyds TSB, 35 Union Street, Ryde, Isle of Wight, PO33
Proposal: LBC for internal alterations
Easting: 459229.3 Northing: 92632.3
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00857/15>

P/115/15 – Ryde Town Council raised no objection in relation to this application.

Press List 31 July 2015

5. Application No: P/00905/15 Alt Ref: TCP/32217/A
Parish: Ryde Ward: Ryde East
Location: 35 Marina Avenue, Ryde, Isle of Wight, PO331NG
Proposal: Demolition of conservatory; alterations; single storey side and rear extensions to provide additional living accommodation; porch; alterations to vehicular access
Easting: 460537.4 Northing: 92100.4
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00905/15>

P/116/15 – Ryde Town Council raised no objection in relation to this application.

6. Application No: P/00891/15 Alt Ref: TCP/27724/H
Parish: Ryde Wards: Havenstreet, Ashey and Haylands
Location: 51 Upton Road, Ryde, Isle of Wight, PO33 3HR
Proposal: Proposed detached dwelling; formation of vehicular access and parking/turning area
Easting: 458382 Northing: 91243.1
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00891/15>

P/117/15 – Ryde Town Council raised no objection in relation to this application.

7. Application No: P/00906/15 Alt Ref: TCP/32347
Parish: Ryde Wards: Binstead & Fishbourne
Location: 20 Greenway, Ryde, Isle of Wight, PO33 3SD
Proposal: Proposed porch
Easting: 457256.3 Northing: 91852.2
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00906/15>

P/118/15 – Ryde Town Council raised no objection in relation to this application.

8. Application No: P/00908/15 Alt Ref: A/00725/B
Parish: Ryde Ward: Ryde North West
Location: 4 Esplanade, Ryde, Isle of Wight, PO33 2DY
Proposal: 1 x externally illuminated projecting sign; 1 x non-illuminated fascia sign
Easting: 459328.5 Northing: 92877.1
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00908/15>

P/119/15 – Ryde Town Council raised no objection in relation to this application.

Press list 7 August 2015

9. Application No: P/00871/15 Alt Ref: LBC/21906/H
Parish: Ryde Ward: Ryde North East
Location: St Johns House (part of Oakfield Primary School), Appley Road, Ryde, Isle of Wight, PO33 1NE
Proposal: LBC for internal and external repair and refurbishment works
Easting: 460305.8 Northing: 91936.3
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00871/15>

P/120/15 – Ryde Town Council raised no objection in relation to this application.

10. Application No: P/00873/15 Alt Ref: TCP/31492/B
Parish: Ryde Ward: Ryde North West
Location: land rear of 32-33 Union Street, with access off, Union Road, Ryde, Isle of Wight, PO33
Proposal: Amendments to scheme approved under P/00676/13 - TCP/31492/A to include provision of additional dwelling and repositioning of the pair of semi-detached houses (resulting in 8 dwellings in total)
Easting: 459243.6 Northing: 92642.2
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00873/15>

P/121/15 – Ryde Town Council raised no objection in relation to this application.

11. Application No: P/00907/15 Alt Ref: TCP/15306/J
Parish: Ryde Ward: Ryde North West
Location: Proposal: 4 Esplanade, Ryde, Isle of Wight, PO33 2DY
Proposal: Change of use from Class A1 (shop) to Class A4 (drinking establishment)
Easting: 459328.5 Northing: 92877.1
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00907/15>

P/122/15 – Ryde Town Council raised no objection in relation to this application but comments that it wishes a condition to be attached to any approval granted in respect of this application to ensure that the listed internal fittings, (drawers, shelving, mirror and others) can not and will not be interfered with during the conversion work and will be incorporated as a feature in Ryde Ale House.

12. Application No: P/00911/15 Alt Ref: LBC/15306/H
Parish: Ryde Ward: Ryde North West
Location: 4 Esplanade, Ryde, Isle of Wight, PO33 2DY
Proposal: LBC for internal alterations in connection with change of use from Class A1 (shop) to Class A4 (drinking establishment); 1 x externally illuminated projecting sign; 1 x non-illuminated fascia sign
Easting: 459328.5 Northing: 92877.1

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00911/15>

P/123/15 – Ryde Town Council raised no objection in relation to this application but comments that it wishes a condition to be attached to any approval granted in respect of this application to ensure that the listed internal fittings, (drawers, shelving, mirror and others) can not and will not be interfered with during the conversion work and will be incorporated as a feature in Ryde Ale House.

7. PLANNING REVISIONS

None received.

8. PLANNING APPEALS

The committee was advised that the appeal for Brickfields - Appeal Reference APP/P2114/W/15/3087225/NWF has been submitted and will be determined on the basis of written representations.

All written copies of the oral presentations made at the Isle of Wight Council Planning Committee have been forwarded to the case officer for the appeal at the planning inspectorate teamp7@pins.gsi.gov.uk

9. PLANNING DECISIONS

The committee was advised of the following planning decisions:

17 July 2015

Application No: P/00636/15

Location: 62 Newnham Road, Ryde, Isle of Wight, PO33 3TE

Parish: Ryde Wards: Binstead & Fishbourne

Removal of car port; alterations; two storey rear extension to provide additional living accommodation to include juliet balcony on rear elevation; single storey side extension to provide garage

Decision: Granted Plan Permission

Ryde Town Council did not object to this application.

Application No: P/00567/15

Location: 1 Banbury Close, Ryde, PO33 1DP

Parish: Ryde Ward: Ryde East

Proposal: Alterations to enclose porch

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00600/15

Location: 20, Cross Street, Ryde, Isle of Wight, PO33 2AD

Parish: Ryde Ward: Ryde North West
Proposal: Change of use from retail to beauty salon
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00610/15
Parish: Ryde Ward: Ryde East
Increase of height of the existing mast from 17.3m to 27m; replacement of 6 no. existing antennas with 9 no. new antennas; installation of 2 no. new 300mm dish antennas; associated ancillary works
Location: Busy Bee Garden Centre Ltd, Brading Road, Ryde, Isle of Wight,
Decision: Refuse Plan Perm (or not issue Cert)

It is considered that the proposal, because of its excessive height, would be a visually intrusive and harmful development that would have an adverse effect on the character and appearance of the area and the wider landscape. In the absence of a robust justification the application is considered to be contrary to the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

Ryde Town Council considered this application and does not object to this application subject to the following condition being imposed: The mast hereby permitted shall have a 'black' or 'ivy' green external colour, unless approved in writing by the Local Planning Authority.

24 July 2015

Application No: P/00661/15
Parish: Ryde Ward: Ryde North West
LBC for internal alterations to include extension of bar facilities on 1st and 2nd floors; new w.c's on first floor
Location: Ryde Theatre, Lind Street, Ryde, Isle of Wight, PO33 2NL
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00546/15
Parish: Ryde Ward: Ryde East
Removal of condition no. 5 on P/00813/11 - TCP/15307/W
Location: Bartletts Green Farm, Brading Road, Ryde, Isle of Wight, PO33 1QQ
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to the removal of this condition

Application No: P/00644/15
Parish: Ryde Ward: Ryde North West
Proposed alterations; extension at 1st floor level to form additional accommodation
Location: 22 Argyll Street, Ryde, Isle of Wight, PO33 3BZ
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council considered this application and resolved to object to this application on the following grounds:

The proposed extension would lead to a detrimental impact upon the amenity of the neighboring dwelling 20 Argyll Street. The size and proximity of the extension would create an overbearing impact upon number 20 that by its development would create a cumulative impact due to the location and setting of 18 Argyll Street.

Therefore, this proposal would not comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

The application does not make any reference to the Solent Special Protection Area SPD. The creation of additional bedrooms as 'sole or main' residence of the occupiers within 5.6km of the SPA without an appropriate assessment or justification why mitigation should not be provided has not been carried out.

A full copy of the decision notice will be sent to Members as requested.

31 July 2015

Application: P/00724/15

Parish: Ryde Wards: Havenstreet, Ashley & Haylands

Two storey rear/side extension to provide additional living accommodation

Location: 2 Wray Street, Ryde, Isle of Wight, PO33 3ED

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application: P/00679/15

Parish: Ryde Ward: Ryde North West

Alterations and change of use of existing dwellings to form school boarding accommodation (revised description)

Location: 16-17, Lind Street, Ryde, Isle of Wight, PO33 2NS

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application: P/00680/15

Parish: Ryde Ward: Ryde North West

LBC for alterations in connection with change of use of existing dwellings to form school boarding accommodation (revised description)

Location: 16-17, Lind Street, Ryde, Isle of Wight, PO33 2NS

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

10. LICENCE APPLICATIONS

There were no licence applications to consider.

11. TREE DECISIONS

The following tree decisions were noted.

- **20 West Hill Road, Ryde**
- **Ryde School, Queens Road, Ryde**
- **Seaford Lodge, 14 St Thomas's Street, Ryde**
- **Treefields, Binstead Road, Ryde**
- **Abbeyfields Nursing Home, 2 Queens Road, Ryde**
- **Oak Cottage, 58 West Hill Road, Ryde**
- **Quarr Trees, Quarr and 4 Quarr Close, Binstead**

12. FORWARD PLAN

The following items were placed on the forward plan for consideration on the 1 September 2015.

- a) Coastal Communities Team bid outcomes
- b) Island Line future

13. PENNYFEATHERS – OFFER OF COMMUTED SUMS

P/124/15 – Ryde Town Council resolved to produce a paper and make a recommendation to its Full Council that seeks a position in the s106 agreement that allows for any funding for or land provided for community the Town Council to accepting land, buildings or funding at this point in time and to negotiate these points within the understanding that the Town Council's Planning Committee has confirmed to the applicant that it objects to the planning application.

18. DATE OF NEXT MEETING

The next planning committee meeting is the 1 September 2015.