



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 13th October 2015 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Tim Wakeley (Chair), Jill Moore, Phil Warren, David Woodward.

In attendance: Peter Griffiths, clerk to the committee.

PUBLIC QUESTION TIME

Mrs. Newbury asked whether Costa Coffee already had a licence for the tables and chairs outside their building. It was confirmed that they did not and the Licensing Application to be considered under Agenda Item 11 was an attempt to regularise the position.

P/163/15 – Ryde Town Council requested the clerk to write to IWC and obtain a list of all locations where a table license existed and request an update on the process for dealing with the backlog of applications.

1. APOLOGIES

Apologies received from Cllr. Millburn and Cllr. Adams

2. DECLARATIONS OF INTEREST

A non-pecuniary interest was declared by Cllr. Woodward in respect of Salvatores planning application, as he is a friend of the applicant.

3. MINUTES

P/164/15 - Ryde Town Council resolved that the minutes of the meeting held on the 22nd September 2015 be approved as a true record of the meeting and signed by the chairman.

4. PROGRESS ON ACTION TAKEN

It was confirmed that a letter has been sent to IWC in respect of the dangerous crossing at Alexandra Road/St.Johns Hill but that there were now over 2000 such requests sitting with the IWC. It was additionally confirmed that the IWC have now taken on two additional staff who will be working through the backlog of requests but that these officers have only just started in their posts.

It was confirmed that the consultation letters for the Pedestrianisation of the High Street have been delivered to businesses and residents and that an advert will be run in the IWCP for two weeks notifying residents and businesses of the date (27th October 2015 at 7pm) in Ryde Methodist Church Hall.

It was confirmed that the government department officers who are administering the Coastal Communities Team programme had visited the Island on the 13th October 2015 and discussed the range of activities that were being undertaken to enhance the resident, business and visitor experience.

It was additionally confirmed that the Down to the Coast programme funding has been awarded to the Island and that will see the restoration of the Pulham Fountain in East Gardens commencing.

5. MEMBERS' QUESTIONS

Cllr.Woodward asked whether, as part of 6 Lind Street, Ryde was domestic the IWC empty property officer could take action against the owner. It was confirmed that a discussion had taken place with the EPO and that due to the residential element of this building being subservient to the main use of this building as commercial it would be unlikely that housing legislation could be used in this instance but that the owner could still be dealt with under a planning s215 notice.

P/165/15 – Ryde Town Council requested that the clerk bring a report to the planning meeting on the 3rd November 2015 outlining the position in respect of various empty dwellings in the Town so as a recommendation could be made to the IWC on further enforcement activity.

Cllr.Wakeley confirmed that the Solent LEP had issued a call for pipeline schemes for future government funding to be submitted to their offices and that we should be making the case for more investment into Ryde.

P/166/15 – Ryde Town Council requested that the clerk write to IWC and ask them to submit Ryde sites for inclusion into this pipeline programme prior to the deadline of the 12th November 2015.

Cllr.Wakeley confirmed that the application in respect of Oakfield Primary School that was recommended refusal by this committee on 20th July 2015 under decision **P/97/15** was going to the IWC planning committee on 20th October 2015 and that if any member wished to speak at the meeting they needed to contact the clerk.

Cllr.Wakeley confirmed that the applicants for a scheme at Upton Road had contacted the clerk to confirm that they had submitted the application to the IWC. This application has not been published for public consultation as yet but residents have been informed of the situation.

6. AFFORDABLE HOUSING SPD update

The Planning Committee considered and debated the report.

P/167/15 – Ryde Town Council requested the clerk to write to the Isle of Wight Council confirming the following matters:

- a) **Is it the intention of the IWC to implement the policy in respect of all units**
- b) **When the government guidance was withdrawn and the decision to reduce the threshold down to 1 unit was taken did officers re-run the spreadsheet to carry out an impact assessment on whether housing supply would be impacted by this policy amendment and whether this might impact on small builders and the 5 year land supply**
- c) **How are the contributions going to be collected – are they going to be done the same way as the SPA mitigation or via a s106 agreement**
- d) **What is the policy for reviewing viability in respect of individual dwellings**
- e) **Why has a decision been made to implement this policy when this is considered by RTC members to be an onerous process at a time when staff resources**

P/168/15 – Ryde Town Council requested the clerk also write to the Architects and Agents forum so that this matter is fully debated with the IWC.

7. PLANNING APPLICATIONS

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1. Application No: P/01040/15 Alt Ref: TCP/31852/B
Parish(es): Ryde Ward(s): Binstead
Location: Sunny Heights and Summer Place, Arnold Road, Ryde, Isle of Wight, PO333RG
Proposal: Approval of reserved matters on P/01223/14 - TCP/31852/A for landscaping (corrected description) (readvertised application)

P/169/15 – Ryde Town Council resolved not to object to this application.

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2. Application No: P/01095/15 Alt Ref: TCPL/09069/N
Parish(es): Ryde Ward(s): Ryde North West
Location: 38 Union Street, Ryde, Isle of Wight, PO332LJ
Proposal: Replacement of ATM

P/170/15 – Ryde Town Council resolved not to object to this application.

3. Application No: P/01096/15 Alt Ref: LBC/09069/M
Parish(es): Ryde Ward(s): Ryde North West
Location: 38 Union Street, Ryde, Isle of Wight, PO332LJ
Proposal: LBC for replacement ATM

P/171/15 – Ryde Town Council resolved not to object to this application.

4. Application No: P/01102/15 Alt Ref: TCP/25719/A
Parish(es): Ryde Ward(s): Ryde East
Location: Wright O, Victoria Crescent, Ryde, Isle of Wight, PO331DQ
Proposal: Demolition of conservatory; single/two storey side/rear extension to provide additional living accommodation.

P/172/15 – Ryde Town Council resolved to object to this application on the basis that the extension is cramped and does not optimise the potential of the site and does not have regard to existing constraints such as the adjacent building which significantly contribute to the character of the area and does not complement the character of the surrounding area in accordance with policy DM2 of the Core Strategy.

5. Application No: P/01104/15 Alt Ref: TCP/08222/P
Parish(es): Ryde Ward(s): Ryde North East
Location: 33 Dover Street, Ryde, Isle of Wight, PO33 2BW
Proposal: New dormer window on rear elevation; alterations to roof and existing dormer to include replacement roof covering and replacement roof lights

P/173/15 – Ryde Town Council resolved not to object to this application.

6. Application No: P/01100/15 Alt Ref: TCP/29964/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 23 Queens Road, Ryde, Isle of Wight, PO333BG
Proposal: Proposed dormer window on east elevation

P/174/15 – Ryde Town Council resolved to object to this application on the basis that the dormer window proposed does not have regard to existing constraints such as the Conservation Area and does not complement the character of the surrounding area in accordance with policy DM2 of the Core Strategy.

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7. Application No: P/00166/15 Alt Ref: TCP/00198/K
Parish(es): Ryde Ward(s): Ryde North West
Location: 65a, Union Street, Ryde, Isle of Wight, PO332LG
Proposal: Change of use of first and second floors to provide 2 self-contained flats

P/175/15 – Ryde Town Council resolved not to object to this application subject to comments from the Fire Officer and the Conservation Officer.

8. Application No: P/01053/15 Alt Ref: TCP/27346/B
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 9 Chapel Road, Ryde, Isle of Wight, PO333RT
Proposal: Construction of end of terrace dwelling

P/176/15 – Ryde Town Council resolved not to object to this application.

9. Application No: P/01115/15 Alt Ref: TCP/06056/U
Parish(es): Ryde Ward(s): Ryde North East
Location: The Yard, Marymead Close, Ryde, Isle of Wight, PO33
Proposal: Demolition of existing buildings; construction of office/workshop with covered workspace at ground floor level and residential unit at first floor level; parking

P/177/15 – Ryde Town Council resolved not to object to this application subject to the following conditions being imposed:

No development shall take place until a drainage strategy (based upon sustainable drainage principles and water efficiency measures, including calculations of capacity studies) for foul and surface water drainage from the site have been submitted to and agreed with the Local Planning Authority in writing. The scheme must include details of how surface water between the 1in30 year event and 1in100 year event (plus 30% climate change allowance) will be managed without causing flood risk to properties on and off site.

Any such agreed foul and surface water disposal system shall indicate connections at points on the system where adequate capacity exists to ensure any additional flow will not cause flooding or over load the existing system, if necessary an alternative system for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the agreed details prior to first occupation.

No development shall take place until a flood warning and evacuation management plan has been submitted to and agreed with the Local Planning Authority in writing. Such management plan shall ensure that the conditions bind successors in title to meeting the requirements of this plan.

Prior to the commencement of development a construction management code

(including site clearance and preparation) to include details of noise and vibration management; hours of working; dust management; access, parking and safety measures for construction traffic; timing of delivery of materials and collection of equipment; security arrangements and contact details (including in the event of emergencies) shall be submitted to the Local Planning Authority for agreement in writing. Development to be carried out in accordance with the agreed details.

10. Application No: P/01130/15 Alt Ref: TCPL/24772/U
Parish(es): Ryde Ward(s): Ryde North West
Location: The Prince Consort, 19 St. Thomas Street, Ryde, Isle of Wight, PO332DL
Proposal: Proposed internal and external alterations including alterations to entrance porch and access gates in connection with refurbishment of offices and conversion of lower ground floor and upper ground floor to form 2 flats; alterations to parking (revised scheme)

P/178/15 – Ryde Town Council resolved not to object to this application.

11. Application No: P/01131/15 Alt Ref: LBC/24772/T
Parish(es): Ryde Ward(s): Ryde North West
Location: The Prince Consort, 19 St. Thomas Street, Ryde, Isle of Wight, PO332DL
Proposal: LBC for proposed internal and external alterations including alterations to entrance porch and access gates in connection with refurbishment of offices and conversion of lower ground floor and upper ground floor to form 2 flats; alterations to parking (revised scheme)

P/179/15 – Ryde Town Council resolved not to object to this application.

12. Application No: P/01150/15 Alt Ref: TCP/32411
Parish(es): Ryde Ward(s): Ryde North East
Location: 9 Nelson Place, Ryde, Isle of Wight, PO332ET
Proposal: Replacement windows and door on front elevation

P/180/15 – Ryde Town Council resolved not to object to this application subject to the comments of the Conservation Officer.

13. Application No: P/01138/15 Alt Ref: TCPL/17103/K
Parish(es): Ryde Ward(s): Ryde South
Location: Salvatore's, 21 Player Street, Ryde, Isle of Wight, PO332JB
Proposal: Alterations and change of use for form 2 residential dwellings

P/181/15 – Ryde Town Council resolved not to object to this application.

14. Application No: P/01139/15 Alt Ref: LBC/17103/J
Parish(es): Ryde Ward(s): Ryde South
Location: Salvatore's, 21 Player Street, Ryde, Isle of Wight, PO332JB

Proposal: Listed Building Consent for alterations and change of use to form 2 residential dwellings.

P/182/15 – Ryde Town Council resolved not to object to this application.

8. PLANNING REVISIONS

None received.

9. PLANNING APPEALS

None received.

10. PLANNING DECISIONS

The committee was advised of the following planning decisions:

1. Application No: P/00927/15

Location: 49 Upton Road, Ryde, Isle of Wight, PO333HP

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this application.

2. Application No: P/00873/15

Location: land rear of 32-33 Union Street, with access off, Union Road, Ryde, Isle of Wight, PO33

Parish: Ryde Ward: Ryde North West

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this application.

3. Application No: P/00877/15

Location: Scottish and Southern Energy Plc., Benett Street, Ryde, Isle of Wight, PO332BJ

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this application.

4. Application No: P/00953/15

Location: 22 Surrey Street, Ryde, Isle of Wight, PO332RX

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this application.

5. Application No: P/00717/15

Location: Wychwood, Quarr Hill, Ryde, Isle of Wight, PO334EH

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council resolved to object to this application on the basis that the application made insufficient provision for the storage and attenuation of water on site and would lead to a detrimental impact on neighbouring properties and the wider catchment as described in the Ryde Surface Water Management Plan. In addition it is considered that the site further encroaches on land between Fishbourne and Ryde leading to the perception that

settlement coalescence is occurring. The application is not accompanied by a Unilateral Undertaking making provision for mitigation to the SPA. Ryde Town Council requests that in order for it to consider applications in full all documents must be uploaded on the website.

The application was approved with a condition that prior to occupation any surface water drainage works must have been completed in accordance with details submitted to and approved in writing by the Local Planning Authority including an assessment of the suitability of the site to incorporate SUDs and calculations to demonstrate that the development would not result in an increase in surface water run-off from the site and/or that there is adequate capacity in the existing system to accommodate additional surface water flows.

6. Application No: P/00952/15
Location: Robreena, 28 West Hill Road, Ryde, Isle of Wight, PO331LQ
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to the principle of modern development but does object to this application because it considered that the application does not sustain or enhance the character of the conservation area and proposes materials which are out of context for the local area and therefore not in accordance with the principles of policy DM2.

Ryde Town Council objects to this application on this basis because there has been no attempt to improve drainage as part of this application.

The application was approved because the planning officer considered that it maintained the variation in scale, design and materials of the surrounding area, would integrate and complement the mixed traditional character and appearance of the conservation area and considered that differing roof style alone would result in it appearing intrusive or incongruous within the street scene. The overall form of the property remains in keeping with the surrounding area and reflects the differing materials used in the locality.

7. Application No: P/00871/15
Location: St Johns House (part of Oakfield Primary School), Appley Road, Ryde, Isle of Wight, PO331NE
Decision: Granted Plan Permission (or issue Cert)
Ryde Town Council raised no objection to this application.

11. TREE DECISIONS

The committee was advised of the following tree decisions:

NONE ISSUED

12. LICENSING APPLICATIONS

The committee considered the application in respect of Costa Coffee, High Street, Ryde.

P/183/15 – Ryde Town Council objected to this application on the basis that the provision of tables in Anglesea Street would not provide sufficient space for the safe operational management of the weekly market.

P/184/15 – Ryde Town Council requested that the clerk write to Costa Coffee regarding the Pedestrianisation of the High Street consultation and inform Costa that RTC was not against the use of this area but consideration had to be granted for other users and we request that tables and chairs only be put out after 10am to ensure the safe loading and unloading of goods and services and to ensure the adequate protection of customers and pedestrians alike.

13. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 3rd November 2015.