



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 1st September 2015 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

In attendance: Peter Griffiths, clerk to the committee.

PUBLIC QUESTION TIME

No additional questions were asked that were not already on the agenda.

1. APOLOGIES

Apologies received from Cllr. Millburn and Cllr. Warren.

2. DECLARATIONS OF INTEREST

No declarations of interest were received.

3. MINUTES

P/125/15 - Ryde Town Council resolved that the minutes of the meeting held on the 11th August 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

A follow up letter to the IWC has been sent and this matter will be discussed with Cllr.Fuller when we meet during September 2015.

Appley Car Park

A meeting has been set up with Cllr. Jordan to discuss this matter in September 2015.

Vectis Hall

A follow up letter has been sent to the owners and we are currently awaiting sight of the draft plans for this site.

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 under a s215 notice.

Terminus Building

A letter has been sent to IWC on this matter and we are currently awaiting a reply.

Peter Pan's Playground

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

5. MEMBERS' QUESTIONS

No Members questions were received.

6. PLANNING APPLICATIONS

7th August 2015

This application was advertised in the incorrect Parish – the consultation date has been extended to 4 September 2015.

1. Application: TCP/32351, P/00927/15
Parish: Ryde Ward(s): Havenstreet Ashey and Haylands
Location: 49 Upton Road Ryde Isle Of Wight PO333HP
Proposal: Householder Application Demolition of porches and w.c two storey side/rear extension to provide additional living accommodation
<https://www.iwight.com/planning/AppDetails3.aspx?frmId=30039>

P/126/15 – Ryde Town Council resolved not to object to this planning application.

14th August 2015

2. Application No: P/00953/15 Alt Ref: TCP/32362
Parish(es): Ryde Ward(s): Ryde South
Location: 22 Surrey Street, Ryde, Isle of Wight, PO332RX
Proposal: Single storey rear extension to enlarge living accommodation; alterations; raised decking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00953/15>

P/127/15 – Ryde Town Council resolved not to object to this planning application.

3. Application No: P/00952/15 Alt Ref: TCP/06903/B
Parish(es): Ryde Ward(s): Ryde North East
Location: Robreena, 28 West Hill Road, Ryde, Isle of Wight, PO331LQ
Proposal: Demolition of sheds, greenhouse, conservatory and boundary wall; alterations; replacement roof; new detached outbuilding to incorporate studio, garden store and shower; raised terrace with garden store under; alterations to vehicular access to include new entrance gates; new boundary wall; render to walls
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00952/15>

P/128/15 – Ryde Town Council does not object to the principle of modern development but does object to this application on the following basis:

Policy DM2 confirms that ‘the council will support proposals for high quality and inclusive design to protect and enhance our existing environment whilst allowing change to take place.....Development proposals will be expected to:.....Complement the character of the surrounding area, particularly in Conservation Areas and AONB, as defined in Conservation Area Appraisals, Village Design Statements or other Supplementary Planning Documents that define locally distinctive areas.’

The important thing to note is that these paragraphs use the words ‘protect and enhance’ are used as well as ‘defined in Conservation Area Appraisals’.

The application sits within the Ryde St. Johns Conservation Area and as such is located within character area 3: St. John’s Park. The Conservation Area Appraisal confirms that “E4 Within the designated conservation area boundaries, the Council will apply stricter policies and tighter controls on all types of development, paying particular attention to the need to sustain and enhance the character of the conservation area in line with PPS5 and to consider its setting and its seascape (Policy DM13). Where new designs are proposed in the conservation area or its setting, the LPA will seek to encourage ingenuity and quality in design, appropriate to its particular historic context. The need to sustain various characteristics such as the historic plan form, views, traditional materials and relationships between buildings will be key considerations in determining applications within the designated area. Proposals which lack quality materials or applications which are poorly detailed will not be supported. Key information on the external finishes, profiles and fenestration detailing will be sought as part of the application in

order that the effect of a proposal on the character of the conservation area can be determined.”

Ryde Town Council is aware that the applicant is applying to remove a bungalow which in its opinion does nothing to sustain and enhance the character of the conservation area however there are other examples of this design within the same road.

Ryde Town Council considers that key to making a decision on this application is whether the new design makes a positive improvement to the setting of the Conservation Area. In this regard Ryde Town Council objects to the application because it considers 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.*

In addition Ryde Town Council is aware, through the Ryde Surface Water Management Plan findings, that this area is prone to surface water run off that causes issues further down in the catchment area.

The applicant as confirmed that existing surface and foul water drainage systems will be, for the most part unaltered. Ryde Town Council objects to this application on this basis because there has been no attempt to improve drainage as part of this application.

4. Application No: P/00877/15 Alt Ref: TCP/01628/L
Parish(es): Ryde Ward(s): Ryde South
Location: Scottish and Southern Energy Plc., Bennett Street, Ryde, Isle of Wight, PO332BJ
Proposal: Retention of oil storage tank, drainage system and interceptor
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00877/15>

P/129/15 – Ryde Town Council resolved not to object to this planning application.

5. Application No: P/00652/15 Alt Ref: TCP/32364
Parish(es): Ryde Ward(s): Ryde East
Location: 36 Park Road, Ryde, Isle of Wight, PO331HH
Proposal: Demolition of garage; construction of end of terrace dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00652/15>

P/130/15 – Ryde Town Council objects to this application on this basis because there has been no attempt to improve drainage as part of this application.

21st August 2015

6. Application No: P/00900/15 Alt Ref: TCP/32372
Parish(es): Ryde Ward(s): Ryde North West
Location: 27 West Street, Ryde, Isle of Wight, PO332QQ
Proposal: Formation of vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00900/15>

P/131/15 – Ryde Town Council does not object to this application subject to the comments of Island Roads.

7. Application No: P/00954/15 Alt Ref: TCP/30953/C
Parish(es): Ryde Ward(s): Ryde West
Location: Rye House, Playstreet Lane, Ryde, Isle of Wight, PO333LJ
Proposal: Proposed detached dwelling and detached garage; vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00954/15>

P/132/15 – Ryde Town Council does not object to this application subject to the comments of the Tree Officer.

28th August 2015

8. Application No: P/00992/15 Alt Ref: TCP/14901/B
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: 11 Ashley Road, Ryde, Isle of Wight, PO332UN
Proposal: Retention of raised decking area and privacy screen
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00992/15>

P/133/15 – Ryde Town Council resolved not to object to this planning application.

9. Application No: P/00983/15 Alt Ref: TCP/32380
Parish(es): Ryde Ward(s): Ryde North West
Location: 38 St. Thomas Street, Ryde, Isle of Wight, PO332DL
Proposal: Proposed dormer window on side elevation in connection with conversion of roof space to form en-suite bedroom
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00983/15>

P/134/15 – Ryde Town Council resolved not to object to this planning application.

10. Application No: P/00963/15 Alt Ref: TCP/31464/A
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Quarrhurst, Quarr Road, Ryde, Isle of Wight, PO334EL
Proposal: Demolition of dwelling; replacement dwelling with detached ancillary amenity building; woodland sky walk; ancillary tree house
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00963/15>

P/135/15 – Ryde Town Council does not object to the proposals for the replacement dwelling and woodland skywalk but objects to the detached ancillary building on the following basis:

Policy DM2 confirms that ‘the council will support proposals for high quality and inclusive design to protect and enhance our existing environment whilst allowing change to take place.....Development proposals will be expected to:.....Complement the character of the surrounding area, particularly in Conservation Areas and AONB, as defined in Conservation Area Appraisals, Village Design Statements or other Supplementary Planning Documents that define locally distinctive areas.’

The character and form of this area is defined within the Heritage Statement as ‘The overall basis of significance, for buildings and landscape features, are established by the local records and statutory designations and the criteria on which they are based, in the guidance and documents published by English Heritage. Nearby properties which are part of the established character and represent the development of the area at this period Binstead Hall, Kingarth and The Keys and others. However Quarrhurst along with other nearby estates and large houses are representative of the mid Victorian development in this area which was associated with the development of Osborne House and its estate by Queen Victoria and Prince Albert.’

Ryde Town Council considers therefore that in this setting there is precedence for a large house with a gatehouse and therefore the redevelopment of Quarrhurst should be acceptable in principle. However it considers that the setting of the Amenity Block, its scale and mass do nothing to preserve or enhance the character, context and setting of the AONB or the surrounding area.

In addition no further details have been provided concerning the ‘ancillary residential accommodation’ contained within the amenity block and therefore the Town Council object to this application on the basis that it cannot consider the full implications of this proposal until further details on the use of this residential accommodation can be established with full plans.

Ryde Town Council is aware of the extensive discussions that have taken place over the surfacing works carried out under the LSTF programme and would seek a condition that requires the applicant to carry out these works, whilst recognising that this condition may not pass the requisite tests of being enforceable. If the applicant is in agreement to this then it may provide additional comfort to local residents.

7. PLANNING REVISIONS

None received.

8. PLANNING APPEALS

None received.

9. PLANNING DECISIONS

The committee was advised of the following planning decisions:

a) Application No: P/00517/15

Decision: Refuse Plan Perm (or not issue Cert)

b) Application No: P/00685/15

Decision: Granted Plan Permission (or issue Cert)

c) Application No: P/00789/15

Decision: Granted Plan Permission (or issue Cert)

d) Application No: P/00806/15

Decision: Granted Plan Permission (or issue Cert)

e) Application No: P/00805/15

Decision: Granted Plan Permission (or issue Cert)

10. TREE DECISIONS

The following tree decisions were noted.

- ARCHERY FIELD, APPLEY ROAD, RYDE
- SEA WHISTLE, ABBEY LANE, RYDE
- 11 WEST HILL ROAD, RYDE
- BEACHWOOD, QUARR ROAD, BINSTED, RYDE
- PLANTATION HOUSE, ASHLAKE COPSE ROAD, FISHBOURNE
- 3 PAVILION RISE, EAST HILL ROAD, RYDE
- 1 LONG ORCHARD, RYDE
- 2 SPENCER GLADE, RYDE
- HARCOURT SANDS, PUCKPOOL HILL, RYDE

11. STREET NAMING APPROVAL

P/136/15 – Ryde Town Council recommended approval of Jellicoe Close as a street name for a new development between Jellicoe Road and Broadway Crescent.

12. COASTAL COMMUNITIES PROGRAMME

P/137/15 – Ryde Town Council Planning Committee recommends to Full Council that £2,000 is set aside for enhancement of public realm and confirmation is sent to the Isle of Wight Chamber of Commerce.

P/138/15 - Ryde Town Council Planning Committee recommends progressing with public realm improvements in the High Street/Town Square with 'stainless steel' seating to unify the treatment within this area.

P/139/15 - Ryde Town Council Planning Committee recommends progressing with public realm improvements on the Seafront with a heritage look to unify the treatment within this area.

P/140/15 - Ryde Town Council Planning Committee supports a further bid to the Coastal Revival fund for a bandstand on Western Gardens subject to further investigation into the capital and revenue required to deliver the project on a sustainable basis.

P/141/15 - Ryde Town Council Planning Committee delegates the Planning Clerk to investigate whether the Down to the Coast programme, for the restoration of the Pulham Fountain can be brought forward.

P/142/15 - Ryde Town Council Planning Committee recommends the relocation of the noticeboard on Western Gardens to a suitable area to be located at the end of the pier and works with Hovertravel to seek a suitable location for an additional noticeboard in close proximity to their terminal.

P/143/15 - Ryde Town Council Planning Committee delegates the Planning Clerk to work with education and employment providers to improve cycle locking facilities within the local area.

P/144/15 - Ryde Town Council Planning Committee supports measures to promote knowledge of the SPA and disturbance to birds by increasing the range and frequency of information boards in key locations and specifically promotes the facilities of Hersey Nature reserve.

P/145/15 - Ryde Town Council Planning Committee recommends that as part of any consultation on street furniture the Planning Committee seeks to influence the 'look and feel' of street furniture so that it maintains a visual 'unified' look for the town.

13. LICENCE APPLICATIONS

P/146/15 – Ryde Town Council raises no objection to this application but recommends the use of aluminium/steel look tables and chairs to ensure a unified approach to public realm in this area.

14. SOLENT LEP

P/147/15 – Ryde Town Council Planning Committee delegates the Planning Clerk to contact the Isle of Wight Council as landowner to see what steps are being taken to promote this employment site.

P/148/15 - Ryde Town Council Planning Committee recommended promotion of this employment site on its website and sends the link to the Solent LEP for use in its future promotion material.

P/149/15 - Ryde Town Council Planning Committee delegates the Planning Clerk to contact the IWC Economic Development Manager to see what support packages can be put in place to promote the development of this site.

P/150/15 – Ryde Town Council Planning Committee delegates the Planning Clerk to contact various employment land agents to investigate the reasons for organisations not actively seeking this site.

15. FOR INFORMATION

To confirm that Ryde Town Council has signed up to the Public Service Mapping Agreement provided by Ordnance Survey that will improve the mapping abilities of the Town Council.

16. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 22nd September 2015.