



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 3rd November 2015 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Phil Warren (Deputy Chair), Tim Wakeley (Chair), Jill Moore,
David Woodward, Henry Adams, Malcolm Ross

In attendance: Peter Griffiths, clerk to the committee.

PUBLIC QUESTION TIME

There were no public questions that were not listed on the Agenda.

1. APOLOGIES

No apologies received.

2. DECLARATIONS OF INTEREST

No declarations of interest received.

3. MINUTES

P/185/15 - Ryde Town Council resolved that the minutes of the meeting held on the 3rd October 2015 be approved as a true record of the meeting and signed by the chairman.

4. PROGRESS ON ACTION TAKEN

Consultation on Pedestrianisation of the High Street.

It was confirmed that on the 27th October 2015 a consultation event was held at Ryde Methodist Church Hall to hear businesses and residents views on options for Pedestrianisation of the High Street. It was further confirmed that over 300 letters were dropped to businesses in the area and that to date 19 comment cards/letters had been returned. It was further confirmed that this was the start of the process and

that further meetings are being held with the residents of Anglesea Street this week to discuss options and arrangements for this area.

Community Highways Fund

It was confirmed that the Isle of Wight Council's Executive had met and approved the paper in respect of the process for making decisions on which highways schemes would be funded through the Community Highways Fund. It was further confirmed that ongoing discussions are being held with the Executive Member to see what steps can be taken to influence the decision making programme and decide on a priority list of schemes for Ryde.

Planning Enforcement

It was confirmed that Cllr.Wakeley, the Chair of IWALC and the clerk are due to meet with Wendy Perera, Head of Housing and Planning (IWC) on the 17th November 2015 to discuss the options for funding an additional enforcement officer.

Street Furniture Licensing

It was confirmed that contact had been made with the Licensing Department who had confirmed that they were currently in the process of carrying out an audit of street furniture. Once this had been completed they would then start the process of ensuring that businesses applied for appropriate Street Furniture Licenses and that they considered that this make take 6 months to complete.

Response from IWC on Affordable Housing SPD

It was confirmed that a response had been received from the IWC on the Affordable Housing SPD questions that were raised following the meeting on the 13 October 2015. Due to the length of the response it was confirmed that an email with an attachment will be sent to all Councillors.

5. MEMBERS' QUESTIONS

Cllr.Wakeley asked whether as the IWC is publishing the draft Ryde Area Action Plan on the 6th November 2015 RTC's Planning Committee would be holding a special consultation event.

P/186/16 Ryde Town Council agreed that a special consultation event on the Area Action Plan will be held once the draft plan is issued for comment.

6. EMPTY AND DELAPIDATED LAND AND BUILDINGS

A report was presented on the main empty and dilapidated land and buildings within Ryde and the following action was recommended.

P/187/17 Ryde Town Council requests that the clerk write to the IWC enforcement team and requests the following action is taken regarding the following buildings:

- a) **Terminus Building – no action but maintain dialogue**
- b) **Conservative Club 8 Lind Street consider CPO/s215**
- c) **Ryde Theatre - no action but maintain dialogue**
- d) **Royal York – serve s215 notice on date planning permission lapses**
- e) **Vectis Hall – Ask for plans to be submitted within 3 months and if not consider CPO/s215**
- f) **Properties on corner of Castle Street/Nelson Place consider s215**

7. PLANNING APPLICATIONS

Press list 16 Oct 2015

1. Application No: P/01178/15 Alt Ref: TCP/32419
 Parish(es): Ryde Ward(s): Ryde East
 Location: 1 Gladstone Cottages, Hope Road, Ryde, Isle of Wight, PO331AQ
 Proposal: Demolition of bathroom; single storey side/ rear extension to provide enlarged kitchen/ family room, bathroom and hall

P/188/17 – Ryde Town Council raised no objection to this application.

2. Application No: P/01188/15 Alt Ref: TCP/32423
 Parish(es): Ryde Ward(s): Ryde West
 Location: 96 Pellhurst Road, Ryde, Isle of Wight, PO333DR
 Proposal: Demolition of existing garage; stores; alterations; single storey rear/side extension; porch

P/189/17 – Ryde Town Council raised no objection to this application.

Press list 23 October 2015

3. Application No: P/01113/15 Alt Ref: TCP/01580/S
 Parish(es): Ryde Ward(s): Ryde East
 Location: Amaryllis, 6 Marlborough Road, Ryde, Isle of Wight, PO331AA
 Proposal: Proposed detached dwelling and garage

P/190/17 – Ryde Town Council raised no objection to this application subject to comments made by Island Roads.

4. Application No: P/01146/15 Alt Ref: TCP/16231/A
 Parish(es): Ryde Ward(s): Ryde North West
 Location: 5 Newport Street, Ryde, Isle of Wight, PO332QB
 Proposal: Proposed porch

P/191/17 – Ryde Town Council raised no objection to this application.

Press list 30th October 2015

5. Application No: P/01213/15 Alt Ref: TCP/32435
 Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands
 Location: land rear of 18 to 56 Mitchells Road, and land at and to rear of Sweet

Meadows, Upton Road, Ryde, Isle of Wight, PO33

Proposal: Outline for up to 70 dwellings; associated open space and attenuation ponds; parking and formation of vehicular access off Upton Road.

P/192/17 – Ryde Town Council requests that the clerk contacts the Ward Councilor and requests on behalf of the committee that this decision is called in and is heard by the IWC Planning Committee. In addition it is recommended that a public meeting be held prior to the 20th November 2015 so that residents views can be heard and an additional response be submitted to the IWC.

It is recommended that an initial response is submitted by Ryde Town Council confirming that a public meeting is going to be held and that a fuller response will be submitted prior to the scheme being determined by the Planning Committee.

It is recommended that the following comments are made prior to the public meeting:

Ryde Town Council has considered the application and has the following issues to raise prior to a public meeting being held. Ryde Town Council reserves the right to amend or add to its comments following the public meeting.

Ryde Town Council would question what the proposals for the retained land. Is this land to be incorporated into the s106 agreement as managed land to ensure its effective operation as a buffer zone?

Ryde Town Council would like to question why there are no plot numbers on the plans. Without plot numbers it is impossible to confirm what the proposed development is offering. In order to clarify whether the mix can be determined as compliant with policy DM3/DM4 Ryde Town Council requests that a tenure plan is provided to ensure the aims of the SHMA (and promises made to the community that the affordable housing would be pepper potted) are met. If this tenure plan is not appended to the s106 agreement then Ryde Town Council considers that this will only lead to the end developer seeking to provide smaller affordable housing units rather than the mix identified by the SHMA.

Ryde Town Council requests a tenure plan so it can properly respond in relation to some of the units. Ryde Town Council is concerned about the possibility of cramped relationships between some of the dwellings and needs to be able to provide articulation that can be cross referenced to a plan.

Ryde Town Council is concerned that there is no confirmation that any financial contribution will be made to play space adjacent to the site. Furthermore Ryde Town Council is concerned about the lack of publication on the IWC's website of the Heads of Terms for the s106 agreement.

Ryde Town Council would request that this application is withdrawn until the Heads of Terms has been submitted to the Isle of Wight Council as in our

opinion this application has not been submitted in accordance with the IWC's own 1APP Local Requirements for Major Developments.

Ryde Town Council requests that confirmation is provided by the Isle of Wight Council in respect of the weight that will be attributed to the draft Area Action Plan policies that will have gone through one round of public consultation prior to the determination of this application. The reason for requesting this information is to ensure that any policies to be produced by the Isle of Wight Council as part of the AAP are duly considered as part of this application process.

Ryde Town Council is concerned about the speed limits on Upton Road and as such refers to work undertaken by the IWC's Highway Consultant Robert White, who carried out an assessment of highways requirements on SHLAA sites put forward within the Key Regeneration Areas. In this area he suggested a roundabout and as such we consider that this would reduce the speeds on Upton Road to an acceptable level.

Ryde Town Council is concerned that the developer makes scant reference in the Travel Plan to meeting the Isle of Wight Parking and Cycling Standards without confirming what they are and their practical approach to how this has fed into the design process. In addition it is considered that the applicants have not confirmed who will be the travel plan co-ordinator and how this can be incorporated into an enforceable s106 requirement that has meaning. It appears that this travel plan is just a paper exercise with no real outcomes.

The Town Council does not consider that it is acceptable to deliver foul sewer improvements by a drainage condition. It is clear from Pennyfeathers application that there is insufficient capacity within the area and as such RTC considers that the drainage scheme at Pennyfeathers has to be implemented prior to this scheme coming forward.

6. Application No: P/01231/15 Alt Ref: LBC/32331/A
Parish(es): Ryde Ward(s): Ryde North West
Location: Lloyds TSB, 35 Union Street, Ryde, Isle of Wight, PO33
Proposal: LBC for replacement ATM's

P/193/17 – Ryde Town Council raised no objection to this application.

7. Application No: P/01229/15 Alt Ref: TCP/19297/B
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: 6 Pitt Street, Ryde, Isle of Wight, PO333EB
Proposal: Demolition of single storey extension; proposed two-storey extension on side elevation to form additional living accommodation (revised scheme)

P/194/17 – Ryde Town Council raised no objection 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:

Week 9th October 2015

Application No: P/00992/15

Location: 11 Ashley Road, Ryde, Isle of Wight, PO332UN

Refuse Plan Perm (or not issue Cert)

Week 16th October 2015

Application No: P/01000/15

Location: Ashley Vineyard, Ashley Road, Ryde, Isle of Wight, PO334BB

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00983/15

Location: 38 St. Thomas Street, Ryde, Isle of Wight, PO332DL

Decision: Granted Plan Permission (or issue Cert)

Application No: P/01012/15

Location: Boulders Mead, Quarr Road, Ryde, Isle of Wight, PO334EL

Refuse Plan Perm (or not issue Cert)

Week 23 October 2015

Application No: P/01040/15

Location: Sunny Heights and Summer Place, Arnold Road, Ryde, Isle of Wight,

Decision: Granted Plan Permission (or issue Cert)

11. TREE DECISIONS

The committee was advised of the following tree decisions:

- 19A NEWNHAM LANE, BINSTEAD, RYDE
- RICHMOND, 2 BELVEDERE STREET, RYDE
- 41 MAYFIELD ROAD, RYDE
- HARCOURT SANDS, PUCKPOOL HILL, RYDE
- 4 BUCKLERS DRIVE, RYDE

12. LICENSING APPLICATIONS

NONE RECEIVED

13. TESCO LOCAL COMMUNITY SCHEME

The committee considered the report on the Tesco Local Community Scheme and made the following recommendation:

P/195/17 – Ryde Town Council recommends that two bids be submitted in respect of Eastern Gardens and Western Gardens, Ryde.

14. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 24th November 2015.