



RYDE
TOWN COUNCIL

Town Hall Chambers
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Ryde IOW
PO33 2NQ

Email: rtcplanning@btconnect.com

23rd June 2015

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE
(Copies to all other members of the Council).

Dear Councillor,

You are hereby requested to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **TUESDAY 30th June 2015** at the TOWN COUNCIL OFFICE, 10, LIND STREET, RYDE commencing at **7pm.** for the purpose of transacting the business set out in the agenda below.

Yours sincerely,

Peter Griffiths
Planning Clerk

PUBLIC QUESTION TIME

To receive and consider questions submitted by members of the public (limited to a maximum of 15 minutes)

1. APOLOGIES

To receive apologies for absence.

2. DECLARATIONS OF INTEREST

To receive any declarations of pecuniary or non pecuniary (personal) interests relating to items on the Agenda.

3. MINUTES

To take as read and confirm as accurate the minutes of the meeting held on 19th May 2015.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Vectis Hall
- Terminus Building

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

Press List 5 June 2015

1. Application No: P/00600/15 Alt Ref: TCP/00702/S
Parish(es): Ryde Ward(s): Ryde North West
Location: 20, Cross Street, Ryde, Isle Of Wight, PO33 2AD
Proposal: Change of use from retail to beauty salon
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00600/15>

Press List 12 June 2015

2. Application No: P/00265/15 Alt Ref: TCP/28894/B
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: 13 Ashley Road, Ryde, Isle Of Wight, PO332UN
Proposal: Alterations and change of use of single dwelling to form 4 flats; alterations to vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00265/15>

3. Application No: P/00636/15 Alt Ref: TCP/32283
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 62 Newnham Road, Ryde, Isle Of Wight, PO333TE
Proposal: 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
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00636/15>

Press List 19 June 2015

4. Application No: P/00675/15 Alt Ref: TCP/20890/A
Parish(es): Ryde Ward(s): Ryde East
Location: Fourways, Thornton Manor Drive, Ryde, Isle Of Wight, PO331PQ
Proposal: Demolition of garage; proposed single storey side and rear extension to provide additional living accommodation; new patio area
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00675/15>

5. Application No: P/00567/15 Alt Ref: TCP/32284
Parish(es): Ryde Ward(s): Ryde East
Location: 1 Banbury Close, Ryde, PO331DP
Proposal: Alterations to enclose porch
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00567/15>

6. Application No: P/00644/15 Alt Ref: TCP/16047/F
Parish(es): Ryde Ward(s): Ryde North West
Location: 22 Argyll Street, Ryde, Isle Of Wight, PO333BZ
Proposal: Proposal alterations; extension at 1st floor level to form additional accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00644/15>

7. Application No: P/00610/15 Alt Ref: TCP/23567/C
Parish(es): Ryde Ward(s): Ryde East
Location: Busy Bee Garden Centre Ltd, Brading Road, Ryde, Isle Of Wight, PO331QG
Proposal: 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
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00610/15>

8. Application No: P/00661/15 Alt Ref: LBC/20510/F
Parish(es): Ryde Ward(s): Ryde North West
Location: Ryde Theatre, Lind Street, Ryde, Isle Of Wight, PO332NL
Proposal: LBC for internal alterations to include extension of bar facilities on 1st and 2nd floors; new w.c's on first floor
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00661/15>

Press List 26 June 2015

9. Application No: P/00712/15 Alt Ref: TCP/32298
Parish(es): Ryde Ward(s): Ryde North West
Location: 17 Westfield Park, Ryde, Isle Of Wight, PO333AB
Proposal: Demolition of conservatory; single storey rear extension to provide garden room
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00712/15>

10. Application No: P/00680/15 Alt Ref: LBC/04576/E
Parish(es): Ryde Ward(s): Ryde North West
Location: 16-17, Lind Street, Ryde, Isle Of Wight, PO332NS
Proposal: LBC for alterations in connection with change of use of existing dwelling to form school boarding accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00680/15>

11. Application No: P/00679/15 Alt Ref: TCPL/04576/F
Parish(es): Ryde Ward(s): Ryde North West
Location: 16-17, Lind Street, Ryde, Isle Of Wight, PO332NS
Proposal: Alterations and change of use of existing dwelling to form school boarding accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00679/15>

12. Application No: P/00724/15 Alt Ref: TCP/16868/B
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: 2 Wray Street, Ryde, Isle Of Wight, PO333ED
Proposal: Two storey rear/side extension to provide additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00724/15>

7. PLANNING REVISIONS

None received.

8. PLANNING APPEALS

1. Winterbourne Court, 34 Alexandra Road, Ryde, Isle of Wight, PO331DT

Application Reference P/00041/15 - TCP/31986/A
Appeal Reference APP/P2114/W/15/3032514/NWF

The appeal will be determined on the basis of written representations. All representations must be received by 21/07/2015.

Ryde Town Council raised no objections to this planning application.

2. Brickfields, Newnham Road, Ryde Isle Of Wight PO333TH

Application Reference: TCP/32000, P/01085/14

No details have yet been received on how this appeal is to be heard.

9. PLANNING DECISIONS

Decisions week ending 29th May 2015

Application No: P/00304/15

Location: Land adjacent to, 256 Upton Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed detached dwelling

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application subject to Highways agreement and approval.

Decisions week ending 5th June 2015

Application No: P/00422/15

Location: memorial gardens adjacent to 29, The Strand, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Proposed ventilation column (revised plans)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council considered the above application and resolved to raise No Objection to this application but recommended that no development take place until samples of the paint colour to be used in the construction have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

The IWC placed the following condition on the approval: "The ventilation column hereby permitted shall have an "ivy" green external colour, unless otherwise approved in writing by the Local Planning Authority."

Application No: P/00262/15

Location: 13a, Union Street, Ryde, Isle of Wight, PO332DU

Parish: Ryde Ward: Ryde North West

Proposal: Change of use of 2nd floor flat to form additional office accommodation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council considered the above application and resolved to raise No Objection to this application.

Application No: P/01583/14

Location: Part OS parcels 1238, 0135 and 0952, land between Weeks Road and, Ashey Road, Ryde, Isle of Wight

Parish: Ryde Ward: Havenstreet, Ashey & Haylands

Approval of Reserved Matters on P/01529/12 - TCP/05746/U for three/four/five storey building to provide retirement apartments with associated communal facilities and parking; mixture of bungalows and houses with parking (181 units in total)(revised plans - amended design and siting of apartment building)(readvertised application)

Decision: Granted Plan Permission (or issue Cert)

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

The applicant has not conducted a full ecology survey of the site and therefore has been unable to identify the wildlife and important species that currently use the site, said to include badgers, red squirrels and newts. In the absence of such a report, the protection of them and their habitats is not possible. The failure to adequately protect the ecology of the site is non compliant with policy DM12 (landscape, Seascape, Biodiversity and Geodiversity) The Town Council therefore insist that a full survey be conducted, and mitigation agreed, prior to the commencement of ANY work on site.

The applicant has not provided any evidence of how they will effectively manage the surface water generated at the site and reduce the run off rate contrary to policy DM14. This site is often water logged and appears to retain high volumes of water. Building on such an area will undoubtedly increase the risk of flooding to other areas of Ryde.

Further the Town Council are aware that the figures used by the Environment Agency regarding the water flow into Monkton Mead Brook have recently been found to have been incorrect and therefore the issues and risks regarding flooding have been understated. In light of this new information the applicant has a duty to ensure that they can effectively manage the water that the site produces and significantly improve run off rates. Without clear evidence of this the Town Council cannot support this application.

The Town Council are also unaware of how the wastewater will be managed. There is currently inadequate capacity in the local sewer network as acknowledged by Southern Water in their response to the Pennyfeathers application.

The Town Council therefore requests that in the event of the application being approved the following condition is included: 'Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water'.

Although the proposed access through Woodland View was upheld on appeal there have been fundamental changes both in terms of traffic flow and policy

since that time. Island Roads were not responsible for the highways at the time of the original application and, in the absence of any report from them or the applicant showing traffic modeling and mitigation against any significant increase in traffic, stacking and waiting times, we cannot be satisfied that the proposal would not have a detrimental affect on the wider highway network.

There have also been significant changes to the local setting since the earlier application. A new primary school has been constructed and is now open and the old school site has been developed. Ryde Town Council believe that these material and significant changes to the infrastructure of the locality call into question the appropriateness of a single point of access and egress to the site especially as the current highway layout gives rise to heavy congestion at peak times. In the light of this change of local circumstance and in the absence of any evidence that these changes have been factored into the submission it is our view that the access to the site should be revisited. The drawings also indicate a 'potential access road', which has caused concern.

The Town Council is concerned about the location of the green spaces within the site. These areas will attract young people but are located in close proximity to the attenuation ponds that could pose a safety issue. This is an unnecessary risk and therefore the location of the ponds and the green spaces should be revisited.

In addition the proposed parking appears to be inadequate for the number and type of dwellings proposed. The surrounding roads are already heavily congested and it is essential that the site can adequately provide parking for its residents and visitors.

The proposed 5 storey 'extra care' block of apartments is non compliant to Policy DM 2 (Design Quality for New Build) as its scale and mass are excessive and would be highly visible within the street scene. It is not necessary to have such a large building and the Town Council are concerned about the access both onto the site and into the building in the event of an emergency.

In the event of approval the Ryde Town Council ask that the Isle of Wight Council maximise the opportunities available with a large development and seek a greater financial contribution from the developer for infrastructure improvements.

In addition the Town Council asks that the housing allocation is used as a means to support essential services by allocating a proportion of the new housing stock to housing desperately needed by public service key workers such as teachers, health and social workers. Thereby incentivizing young professional families to come and work on the Island.

Ryde Town Council ask that in order to ensure transparency the application be considered by the Isle of Wight Council's Planning Committee so that those who have a view can have the opportunity to express it.

Decision

The IWC did not take this application to its planning committee and approved it under delegated powers.

Works shall not commence on the construction of the buildings hereby approved until full details of both hard and soft landscape works, to include the design of the attenuation ponds, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include but not be limited to [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials;

Prior to occupation of any dwellings on this site provision shall be made for interpretation signs highlighting the importance of the adjoining Site of Importance for Nature Conservation (SINC) and the formalisation of entrances to the SINC. Long term management proposals shall also be submitted outlining how the integrity of the SINC shall be maintained further to cater for increased visitor pressure. No dwelling shall be occupied until a scheme has been submitted to and approved by the Local Planning Authority indicating measures to deter littering and tipping on the boundaries of the adjoining SINC. Such measures shall be retained and maintained thereafter.

No development shall take place until detailed calculations have been submitted to and agreed in writing by the Local Planning Authority indicating the details of the foul water discharge rate. No dwelling shall be occupied until the new foul sewer has been constructed and is operational in accordance with the details contained in planning permission P/00375/09 - TCP/05746/S unless otherwise agreed in writing by the Local Planning Authority.

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and none of the existing retained ditches on the site shall be culverted, unless otherwise agreed by the Local Planning Authority.

The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Prior to the commencement of development, a scheme for the provision and management of a buffer zone alongside the tributary of the Monktonmead Brook shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The scheme shall include:

- plans showing the extent and layout of the buffer zone**

- details of the planting scheme (for example, native species)
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term
- details of any footpaths, fencing, lighting etc.

Decisions week ending 12th June 2015

None

Decisions week ending 19th June 2015

Application No: P/00508/15

Location: St. Marys RC Primary School, Ampthill Road, Ryde, Isle Of Wight, PO331LJ

Parish: Ryde Ward: Ryde North East

Proposal: Proposed conservatory

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this application.

Application No: P/00459/15

6 Pitt Street, Ryde, Isle Of Wight, PO333EB

Demolition of single storey extension; proposed two storey extension on side elevation to form additional living accommodation

Case Officer: Hayden Marsh

Refuse Plan Perm (or not issue Cert)

1 The proposed extension would be unacceptable in terms of size, scale, bulk and massing. The extension would result in overdevelopment of the application site, and would not be adequately subordinate to the existing dwelling.

The width and height of the proposed extension would almost replicate the existing dwelling, and the loss of the amenity space to the side would be unacceptable. The visual lung of open space to the side would be compromised by this proposal. The proposal would cause an imbalanced appearance to the street scene, with the existing semi-detached dwellings taking the appearance of a terraced row.

Therefore, the proposal would conflict with Policies SP1 (Spatial Strategy) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

2 The proposed extension would lead to a detrimental impact upon the privacy and amenity of the neighbouring dwelling 8 Pitt Street. The size and proximity of the extension would create an overbearing impact upon number 8.

Furthermore, the two bedroom windows in the rear elevation of the extension would overlook the small rear amenity area of this neighbouring dwelling 8 Pitt Street. This would negatively impact upon the privacy and amenity of this neighbouring house.

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

Ryde Town Council considered the above application and resolved to raise No Objection to this application subject to the following condition:

No development take place until samples of the materials to be used in the construction have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance the approved details.

Application No: P/00464/15

Location: 6 Nelson Street, Ryde, Isle Of Wight, PO332EZ

Parish: Ryde Ward: Ryde North East

Proposal: Replacement windows to the existing bay windows at 1st and 2nd floor levels on front elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council considered the above application and resolved to Object to this application on the following basis:

The new proposal does not significantly improve the current street scene in a manner that is considered in keeping with policy DM2 of the Core Strategy, which confirms that proposals should:

'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.'

10. LICENCE APPLICATIONS

To consider and comment on the following applications which have been received:

NONE

11. TREE DECISIONS

Location 80 HILLRISE AVENUE, BINSTEAD, RYDE

Consent to the following:

- **T2 English Oak situated as detailed in the application to be felled to near ground level, the work to be carried out in stages.**

Reason: The work is necessary for safety reasons.

12. PEDESTRIANISATION OF THE HIGH STREET

To consider and make recommendations for consultation in relation to the pedestrianisation of the High Street, Ryde.

13. FISHBOURNE STATEMENT

To consider the cross boundary statement prepared by Fishbourne Parish Council and make a recommendation for a formal response.

14. GYPSY AND TRAVELLER PROVISION.

To consider the Isle of Wight Gypsy and Traveller Accommodation Assessment and make a recommendation for a formal response to the Area Action Plan discussion in consultation with Nettlestone and Seaview Parish Council.

15. DATE OF NEXT MEETING

The next planning committee meeting is the 20th July 2015.