



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 7th APRIL 2015 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Councillors, Jill Moore, Gary Taylor, Tim Wakeley (Chairman), Phil Warren (deputy Chair) and David Woodward.

In attendance: Tracy Reynolds, retiring Clerk to the committee and Peter Griffiths, new clerk to the committee.

PUBLIC QUESTION TIME

A member of the public raised a question regarding the Masterplan and the proposal to create a multi storey car park in St Thomas' Street.

The Chairman explained that the 'proposals' were part of a vision presented by the Chamber of Commerce and at this stage just were ideas.

The clerk explained the results of the two consultation events held regarding the Materplan vision and that traffic flow and parking had caused concern. She further explained that the Town Council would likely recommend that these issues be further explored and one potential would be to ask the Chamber to request that the Strategic Infrastructure Group consider them as this group consists of the transport providers and regulators within the Isle of Wight and was therefore best placed to consider this type of issue.

A further question was raised regarding the quality and design of the project and development within Ryde as a whole. The Clerk explained that these issues were also raised during the consultation and a further recommendation that the Town Council were considering was to ask the Isle of Wight Council to develop a Supplementary Planning Document dealing specifically with design standards within Ryde. Peter Griffiths outlined what this would entail and how this would guide the planning decisions of the authority.

1. APOLOGIES

Apologies were received from Councillors David Moore and Malcolm Ross.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES

RESOLVED that the minutes of the meeting held on the 17th March 2015 be approved as a true record of the meeting and signed by the chairman.

4. PROGRESS ON ACTION TAKEN

Planning applications

The committee's comments regarding the planning applications considered at the previous planning committee were submitted to the Isle of Wight Council.

Ryde Masterplan

As agreed at the last planning committee the clerk had written a draft response to the Chamber of Commerce and the Isle of Wight Council to be considered later on the agenda.

St Thomas' Church pillar

Following a question from Councillor Woodward the clerk had written to the Isle of Wight Council asking if they were responsible for reinstatement of the pillar.

It was agreed that Peter Griffiths would take this forward at the Isle of Wight Council.

Highway Amenity Premises Licence

As agreed at the previous planning committee the clerk had raised a complaint regarding the lack of response to correspondence written by the Town Council. To date no reply had been received.

Pedestrian Crossing at the junction of Green Street and the High Street

The clerk advised that she continued to chase a response and as agreed complained about the time taken for a response. To date no response had been received.

Ryde Theatra, The Royal York Hotel and Vectis Hall

The clerk had written a further letter chasing a response regarding these buildings, as had been agreed at the previous meeting, and was still awaiting a response.

It was agreed that the clerk would write a list of any outstanding issues for the new clerk and chairman of the planning committee.

Non heritage lights at Vernon square

Councillor David Woodward advised that the issue regarding the lights in Vernon square being replaced with non heritage style lampposts had been resolved by Island Roads who have subsequently replaced the non heritage lampposts with heritage style lampposts.

5. MEMBERS' QUESTIONS

Councillor Phil Warren asked about the proposed cycling event and how that fits with the proposal by island Roads to resurface some of the proposed route.

The chairman advised that there was to be a meeting with Island Roads to discuss the proposed resurfacing of the road, and the clerk also advised that the licence application for the cycle event was later on the agenda.

Councillor Phil warren also asked about an update to the works at The Strand and Royal George Memorial Gardens. The clerk advised that she had received an update from Southern Water and could forward the email chain to him. It was agreed that the clerk would write again to ask for a project plan and or a detailed timescale for completion of the work and reinstatement of the gardens.

6. PLANNING APPLICATIONS

1) P/00209/15 - TCP/32016/A. 34 Buckland Gardens, Ryde, Isle Of Wight, PO333AG. Ryde North West Ward. Proposed single storey rear extension to provide lounge; porch and bay window on front elevation (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00209/15>
RESOLVED that no objection be made.

2) P/00169/15 - TCP/08777/S. 17 St. Johns Hill, Ryde, Isle Of Wight, PO331EU. Ryde East Ward. Demolition of buildings; proposed construction of 8 semi-detached dwellings with vehicular access and parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00169/15>

Ryde Town Council considered the above application and RESOLVED to make the following comment:

Ryde Town Council RESOLVED not to object to the proposal, subject to Island Roads Highways Department, raising no concerns.

The Town Council asks that if permission is to be granted the following conditions are included:

- 1. The properties fronting to St Johns Hill to have a wall no higher than 60cms in order to maintain and maximise highway visibility.**
- 2. That mitigation and measures are implemented and agreed with Southern Water to ensure that the site has a net reduction in water run off to prevent any additional water entering Monkton Mead Brook and thereby increasing the risk of flooding downstream.**

3. That further exploration of potential contamination is conducted in accordance and compliance with Environmental Health guidelines.

3) P/00249/15 - TCP/10073/A. 6 Wood Street, Ryde, Isle Of Wight, PO332DH. Ryde North East Ward. Rendering of front elevation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00249/15>

RESOLVED that no objection be made subject to the agreement of the conservation officer.

4) P/00255/15 - TCP/18404/U. Peter Pan's Playground, Esplanade, Ryde, Isle Of Wight, PO331JA. Ryde North East Ward. Variation of condition nos. 2 and 8 on P/00542/14 - TCP/18404/T to allow for a roof mounted extraction fan to be installed to allow a widened range of menu options

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00255/15>

Ryde Town Council considered the above application and RESOLVED to make the following comment:

Ryde Town Council RESOLVED to object to this proposal and support the comments made by the Marina Bowls Club.

The Town Council are concerned that the current establishment does not have toilet facilities despite serving food. We find this to be unacceptable and wish to draw this to the attention of Environmental Health.

In addition we note that the applicant continues to exceed their licensed pavement area, placing tables and chairs in the pathway, causing an obstruction and inconvenience to all other users of this area and thereby obstructing their free passage.

5) P/00293/15 - TCP/21804/J. Ryde Lawn Tennis & Croquet Club, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ. Ryde West Ward. Proposed extension to enlarge clubhouse; refreshment cabin

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00293/15>

Ryde Town Council considered the above application and RESOLVED to make the following comment:

Ryde Town Council RESOLVED not to object to the extension of the clubhouse.

Regarding the proposed refreshment cabin, the Town Council does not object to this and on balance favours option A as this is the furthest position from residential property. The Town Council asks that if permission is granted there is a condition prohibiting the preparation and serving of hot food in this building.

6) P/00287/15 - TCP/32130/A. 17 Cross Street, Oakfield, Ryde, Isle Of Wight, PO331EH. Ryde South Ward. Retention of shed/workshop
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00287/15>

Ryde Town Council considered the above application and RESOLVED to make the following comment:

Ryde Town Council RESOLVED to object to this application.

The shed/workshop is excessive in terms of its scale and mass and is therefore inappropriate development. In addition given its size it will be highly visible from a number of neighbouring properties and the street scene and as such detracts from the visual amenity of the area.

The Town Council requests that, in the event that permission is granted, that the windows on the side elevation be removed in their entirety as they are an unnecessary intrusion over neighbouring properties.

7) P/00306/15 - TCP/16988/A. 8 Circular Road, Ryde, Isle Of Wight, PO331AL. Ryde East Ward. Proposed extension at first floor level on rear elevation to form en-suite bathroom and dressing area

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00306/15>

RESOLVED that no objection be made.

8) P/00304/15 - TCP/30068/C. Land adjacent to, 256 Upton Road, Ryde, Isle Of Wight, PO33. Havenstreet, Ashley & Haylands Ward. Proposed detached dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00304/15>

RESOLVED that no objection be made subject to the agreement of the highways department.

9) P/00283/15 - TCPL/24772/P. The Prince Consort, 19 St. Thomas Street, Ryde, Isle Of Wight, PO332DL. Ryde North West Ward. Proposed internal and external alterations including alterations to entrance porch and access gates in connection with refurbishment of offices and conversion of lower ground and upper ground floor offices to form two flats; alterations to parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00283/15>

Ryde Town Council considered the above application and RESOLVED to make the following comment:

Ryde Town Council RESOLVED to comment on the three aspects of the application, the internal changes creating apartments, the external changes to alter the door on the western elevation and finally the parking space.

Ryde Town Council does not object to the principle of conversion of the offices into flats subject to the retention of the existing architectural features and asks that if the application is approved that a condition be included that any changes to any architectural features should be agreed, prior to any work being undertaken, with the conservation officer.

Ryde Town Council objects to the changes to the external door on the western

elevation as the proposed design and size is not in keeping with the building and detracts from the visual amenity of this heritage asset.

Ryde Town Council objects to the proposed parking space. The building and proposed apartments are adjacent to a car park and therefore there is no need for any parking to be provided on site and in such a highly visible area.

10) P/00284/15 - LBC/24772/N. The Prince Consort, 19 St. Thomas Street, Ryde, Isle Of Wight, PO332DL. Ryde North West Ward. 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 and upper ground floor offices to form two flats; alterations to parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00284/15>

Ryde Town Council considered the above application and RESOLVED to make the following comment:

Ryde Town Council RESOLVED to comment on the three aspects of the application, the internal changes creating apartments, the external changes to alter the door on the western elevation and finally the parking space.

Ryde Town Council does not object to the principle of conversion of the offices into flats subject to the retention of the existing architectural features and asks that if the application is approved that a condition be included that any changes to any architectural features should be agreed, prior to any work being undertaken, with the conservation officer.

Ryde Town Council objects to the changes to the external door on the western elevation as the proposed design and size is not in keeping with the building and detracts from the visual amenity of this heritage asset.

Ryde Town Council objects to the proposed parking space. The building and proposed apartments are adjacent to a car park and therefore there is no need for any parking to be provided on site and in such a highly visible area.

11) P/00251/15 - TCP/32217. 35 Marina Avenue, Ryde, Isle Of Wight, PO331NG. Ryde East Ward. Demolition of conservatory; Proposed alterations and extensions to convert bungalow into a chalet bungalow; solar panels; raised deck area
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00251/15>
RESOLVED that no objection be made.

12) P/00345/15 - TCP/32225. 9 Hazlemere Avenue, Ryde, Isle Of Wight, PO333SA. Binstead & Fishbourne Ward. Demolition of conservatory; single storey rear extension to provide additional living accommodation; conservatory; decking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00345/15>

Ryde Town Council considered the above application and RESOLVED to make the following comment:

Ryde Town Council RESOLVED to object to this application. The proposed extension is not in keeping with the street scene or the prevailing character and pattern of the properties in the local area. The excessive scale and mass are inappropriate and it is therefore an overdevelopment of the site.

7. PLANNING REVISIONS

The committee were advised that there were no revised planning applications received since the last planning committee meeting.

8. PLANNING APPEALS

The committee were advised that no planning appeals for Ryde have been received since the last planning committee meeting.

9. PLANNING DECISIONS

The following planning decisions were noted.

Week ending 13th March 2015

1) P/00041/15. Winterbourne Court, 34 Alexandra Road, Ryde, Isle Of Wight, PO331DT. Ryde East Ward. Demolition of front boundary wall; proposed four storey extension on side elevation to form 4 flats; new front boundary wall (revised scheme)

Decision: Refuse Planning Permission

1 The proposal by reason of its position, size, design and external appearance, would be an intrusive development, out of scale and character with the existing building, and would cause serious harm to the character and appearance of the Ryde St Johns Conservation Area and its setting contrary to the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy and the National Planning Policy Framework and the requirements of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
Ryde Town Council raised no objections

2) P/01594/14. Birches, 1 Stonepitts Close, Ryde, Isle Of Wight, PO333NH. Ryde North West Ward. Demolition of garage; outline for two detached dwelling with vehicular accesses and parking
Case Officer: Stuart Van-Cuylenburg

Refuse Planning Permission

1 The proposal by reason of its position, size, design, layout and external appearance, would be a visually intrusive development, which would result in a markedly cramped appearance out of keeping with the spacious character of existing development in the locality and would have a serious adverse effect on the character

and appearance of the area contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

2 The application has not demonstrated that adequate and safe access to the site from the public highway can be provided and so the proposal would fail to comply with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Ryde Town Council commented as below:

Ryde Town Council objects to this proposal and supports the objections already raised within the comments on the proposal. It is in the Town Council's view an overdevelopment of the site, which will significantly alter the existing street scene. It is therefore non compliant with Policy DM 2 (Design Quality for New Build). Furthermore this location experiences flooding on the bend and therefore any further loss of garden area will only increase the amount of surface water at this location and the risk of flooding to neighbouring properties.

3) P/01254/14. land adjacent, Cranford House, Binstead Road, Ryde, Isle Of Wight, PO33. Ryde West Ward. Detached house with parking (revised plans)(readvertised application)

Decision: Granted Planning Permission

Ryde Town Council raised no objections

Week ending 20th March 2015

4) P/00099/15. 37 Hillrise Avenue, Ryde, Isle Of Wight, PO333TZ. Binstead & Fishbourne Ward. Demolition of single storey side extension; replacement single storey side extension to provide bedroom and bathroom

Decision: Granted Planning Permission

Ryde Town Council raised no objections

5) P/00063/15. land adjacent to, 129, Marlborough Road, Ryde, Isle Of Wight, PO33. Ryde East Ward. Variation of condition 2 on P/01095/13 - TCP/07565/F to allow amendments to approved design of dwelling and layout of the development, in particular the driveway and parking area and omission of the approved garage (revised plans) (revised description).

Decision: Granted Planning Permission

Ryde Town Council commented as below:

Ryde Town Council does not object to the application subject to the applicant following the advice of the planning officer.

6) P/00024/15. Lake Huron, 51 Upton Road, Ryde, Isle Of Wight, PO333HR. Havenstreet, Asheys & Haylands Ward. Demolition of side extension; proposed alterations and conversion of public house to form 2 dwellings; detached house with carport; formation of parking/turning area

Refuse Planning Permission

1 The proposed dwelling (Plot 3) by reason of its design, size, bulk and layout within the site would result in a cramped and contrived form of development with limited

amenity areas and as such an over-development of the site which would be out of character with surrounding properties and detrimental to the visual amenities of the street scene, appearing unduly prominent and visually obtrusive and failing to preserve or enhance the character, context and appearance of the street scene contrary to Policies SP1 (Spatial Strategy), DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

2 The proposed dwelling (Plot 3) because of its height, bulk, size and position close to the rear boundary of the site would be an intrusive, overbearing addition, resulting in a loss of outlook and a loss of light, and would have a serious and adverse effect on the amenities enjoyed by the occupiers of the neighbouring properties to the rear (south) known as 1 and 2 Greenville Cottages, contrary to the aims of the National Planning Policy Framework and Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Ryde Town Council commented as below:

Ryde Town Council objects to this proposal. The proposed additional dwelling would be an overdevelopment of the site and against policy DM2 (Design Quality for New Build). It would significantly alter the streetscene and is excessive in terms of its scale and mass. Given its close proximity to the boundary with Number 1 Bettsworth Road, together with the topography of the site, it would be overbearing and an unacceptable intrusion to the neighbouring property. The development would result in the loss of trees and is therefore non compliant with policy DM12 (landscape, Seascape, Biodiversity and Geodiversity). The proposed parking arrangements are unsatisfactory and are likely to impact detrimentally on highway safety being in close proximity to the junction.

Week ending 27th March 2015

7) P/00130/15. 290 Upton Road, Ryde, Isle Of Wight, PO333HP. Havenstreet, Ashley & Haylands Ward. Proposed single storey side extension to provide additional living accommodation

Decision: Granted Planning Permission

Ryde Town Council raised no objections

8) P/01436/14. Solent House, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ. Ryde West Ward. Proposed detached garage/workshop

Decision: Granted Planning Permission

Ryde Town Council commented as below:

Ryde Town Council raises no objections to this application subject to a satisfactory tree officers report. The Town Council would like to see the retention of all the mature trees on the site.

10. LICENCE APPLICATIONS

The committee considered the following application which had been received:

- Application for: Street Trading Consent for Pearl Izumi, Esplanade, Ryde.
<http://www.iwight.com/licensing/licenceconsultationlist.aspx>

The consultation period will end on the **13 April 2015**.

It was RESOLVED that no objection would be made to the above application

The committee noted that the following licence had now been issued.

- New Premises Licence at Bagel Wrap, Union Street, Ryde

11. THE TRAVELODGE LIND STREET

At the request of the complainant this agenda item was removed.

12. THE RYDE MASTERPLAN

The committee considered the draft report on the consultation results and draft response to the Ryde Masterplan.

The clerk was thanked and it was agreed that the final wording of the response would be presented to the next planning committee.

13. DATE OF NEXT MEETING

The next planning committee meeting is the 28th April 2015

Presentation to the retiring clerk

At the end of the planning committee a short presentation was made to the retiring clerk, Tracy Reynolds, thanking her for her hard work and dedication during her time as clerk.