



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 3rd FEBRUARY 2014 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

In attendance: Tracy Reynolds, Clerk to the committee.

PUBLIC QUESTION TIME

Mrs Newbury asked whether there was any update on her previous question regarding whether the time allowed for crossing the road at the junction of the High Street and Green Street/St Johns Road could be extended as it did not allow enough time.

The clerk advised that she had made enquiries some time ago and had received and shared the programme of crossing upgrades. The clerk would chase up a response regarding the crossing time allowed at that specific crossing.

1. APOLOGIES

Apologies were received from Councillor Gary Taylor.

2. DECLARATIONS OF INTEREST

Councillor David Woodward declared a non Pecuniary interest in item number 12, the proposed traffic order for Westfield Park.

3. MINUTES

RESOLVED that the minutes of the meeting held on the 22nd JANUARY 2015 were approved as a true record of the meeting and signed by the vice 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.

Local Access Forum

The clerk forwarded the invite to attend the Local Access Forum to all Ryde Town Council Councillors.

Highways Amenity Permissions (street Licensing) Policy

The agreed response to the above consultation was submitted to the Isle of Wight Council.

Masterplan meeting

The committee were advised, that a two stage approach to the consultation had been agreed at the specifically convened consultation planning meeting. The first stage of the consultation, which was aimed at businesses and not for profit organisations, was planned to take place on Monday 9th February 2015 between 12 and 2pm and the Church Hall in Ryde Methodist Church. Following this there would be a further meeting to plan the second stage of the consultation.

Pennyfeathers Planning Application

At the 13th January 2015 planning committee it was agreed that the planning application in relation to the site known as 'Pennyfeathers' would be deferred to a separate and additional planning committee meeting held in public to allow the public an opportunity to express their views. The additional planning committee was arranged for the 22nd January 2015 at Ryde Methodist Church from 6pm.

The planning committee meeting had now taken place and the committee's comments in relation to the 'pennyfeathers' application had been submitted to the Isle of Wight Planning Department.

5. MEMBERS' QUESTIONS

Councillor Wakeley advised the committee that at Full Council a question had been raised regarding the current state of repair and deterioration of the Town Hall. He shared those concerns about that building and also in relation to The Royal York Hotel and Vectis Hall.

The clerk had previously written to Mr Murphy, the head of planning at the Isle of Wight Council and had received a helpful update, but that was some months ago.

It was agreed that the clerk would write again to Mr Murphy asking for a further update.

Councillor Woodward advised the committee that there was a known solution to the issue of off street parking places not having adequate turning space. The solution involved a turntable whereby the car would enter facing in and the turntable would then rotate to enable the car to exit also in a forward gear.

The committee noted this information.

6. PLANNING APPLICATIONS

The chairman suggested that, due to the public interest in the item, that planning application number 2 be considered first and the committee agreed.

2) P/01583/14 - TCP/05746/V. Part OS parcels 1238, 0135 and 0952, land between Weeks Road and, Asheys Road, Ryde, Isle Of Wight, PO33. Havenstreet, Asheys & Haylands Ward. 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)

A number of members of the public spoke in opposition to the application raising the following concerns:

- Inadequate access using Woodvale as local circumstances had changed.
- Inadequate infrastructure to support the development, together with a lack of transport survey data or mitigation
- The lack of an ecology survey and that badgers, red squirrels and other protected species might be present.
- The lack of suitable proposals regarding flooding and drainage.
- Excessive scale and mass of the extra care block.
- Unsuitable layout, whereby large ponds are adjacent to children's play areas.

The committee discussed these issues and also the risk of flooding. It has only recently been known that Southern Water had been using incorrect figures for the water flow in Monkton Mead Brook, which in turn underplayed the risk of flooding. In addition Southern Water had raised concerns regarding the proposed method for surface water and sewage at the Pennyfeather's site as their sewers lacked capacity. In this context the committee were very concerned that approval of this development, without firstly agreeing appropriate methods of disposal for both sewage and surface water, would result in an unacceptable increase in the risk of flooding to other properties.

The committee were also concerned about the strain that large developments put on the existing infrastructure and in the event of approval would like the Isle of Wight Council to maximize the financial contribution available from the developer to improve the existing infrastructure, and allocate the housing to key workers.

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

The posted comment can be found at Appendix A.

1) P/01597/14 - TCP/32125. Quarrhurst Lodge, Quarr Road, Ryde, Isle Of Wight, PO334EL. Binstead & Fishbourne Ward. Demolition of dwelling; proposed replacement dwelling and detached store

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01597/14>

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

Ryde Town Council does not object to this application subject to the advice from the AONB team being followed. The Town Council would however ask that the applicant makes an effort to retain the verdant setting and if any trees or shrubs are lost due to the construction work that there is a condition requiring the applicant to agree a programme of replacement with the Tree Officer. In addition the Town Council would like the applicant to use traditional materials in the construction of the property.

3) P/01300/14 - TCP/21293/B. NHS Clinics at 68/69 and 70/71, Swanmore Road, Ryde, Isle Of Wight, PO33. Ryde West Ward. Demolition of single storey extensions and external escape stairs; Alterations and change of use to form 2 pairs of semi-detached houses; proposed pair of semi-detached houses fronting West Street; block of 3 garages; alterations to vehicular access and pedestrian accesses

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01300/14>

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

Ryde Town Council does not object to this application but are concerned about the parking provision on the site and the proposed access and egress onto West Street.

4) P/01543/14 - TCP/25311/F. 43 Salters Road, Ryde, Isle Of Wight, PO333HU Ryde Havenstreet, Ashley & Haylands Ward. Demolition of garage; two storey side extension to provide additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01543/14>

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

Ryde Town Council objects to this proposal. The proposed extension will result in an unacceptable intrusion onto the neighbouring property at Number 45. It is also non compliant with policy DM 2 (Design Quality for New Build) due to its scale and mass in close proximity to the boundary and over two floors.

5) P/00030/15 - TCP/11863/P. 85 George Street, Ryde, Isle Of Wight, PO332JE. Ryde North East Ward. Alterations and single storey extension on west elevation to provide reception area and open porch; installation of additional windows at ground and first floor level on south elevation; new pedestrian access at basement level

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00030/15>

RESOLVED that no objection be made.

6) [P/01594/14 - TCP/08061/R. Birches, 1 Stonepitts Close, Ryde, Isle Of Wight, PO333NH. Ryde North West Ward.](http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01594/14) Demolition of garage; outline for two detached dwelling with vehicular accesses and parking

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

***<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01594/14>
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.

7) [P/00018/15 - TCP/07856/T. land adjacent to, Paddock Chase, Pitts Lane, Ryde, Isle Of Wight, PO33. Binstead & Fishbourne Ward.](http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00018/15) Proposed detached dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00018/15>

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

Ryde Town Council does not object to this application but requests that traditional materials are used in the construction of the proposed dwelling.

8) [P/00024/15 - TCP/27724/G. Lake Huron, 51 Upton Road, Ryde, Isle Of Wight, PO333HR. Havenstreet, Asheys & Haylands Ward.](http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00024/15) Demolition of side extension; proposed alterations and conversion of public house to form 2 dwellings; detached house with carport; formation of parking/turning area

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00024/15>

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

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.

9) P/00028/15 - TCP/17559/G. 91-93B High Street, Ryde, Isle Of Wight, PO33. Ryde South Ward. Demolition of building; Outline for 3 storey building to form 16 flats with accommodation provided within roofspace
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00028/15>

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

Ryde Town Council are basing these comments on the proposal for 16 flats or apartments and note that the drawings are incorrectly labeled as 19 flats.

The Town Council welcomes the development but is concerned about the lack of parking provision on the site. The surrounding areas are already greatly congested and local residents currently experience parking problems. The potential addition of 16+ cars generated from such a large development will undoubtedly create further parking problems for local residents which is not acceptable. Having looked at the site, the Town Council is of the view that there is adequate space to enable suitable parking to be provided on site to the rear of the development and ask that this option is considered.

10) P/00063/15 - TCP/07565/G. land adjacent to, 129, Marlborough Road, Ryde, Isle Of Wight, PO33. Ryde East Ward. Variation of condition no.2 on P/01095/13 - TCP/07565/F to allow amendments to approved design of dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00063/15>
RESOLVED that no objection be made.

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 9th January 2015

1) P/01292/14. Sandlands, 35 The Strand, Ryde, Isle Of Wight, PO331JF. Ryde North East Ward. LBC for replacement of rear entrance doors to Flats 1, 2, 7 and 8
Decision: Granted Plan Permission
Ryde Town Council commented as below:
Ryde Town Council raises no objection subject to the doors being of a similar design to that of the existing,

2) P/01385/14. 17 Buckland Gardens, Ryde, Isle Of Wight, PO333AG. Ryde North West Ward. Proposed porch on side elevation; new bay windows on front elevation; conservatory on rear elevation

Decision: Granted Plan Permission

Ryde Town Council raised no objections

3) P/01406/14. Travelodge, Lind Hill, Ryde, Isle Of Wight, PO332PR. Ryde North West Ward. 1x illuminated fascia sign

Decision: Granted Plan Permission

Ryde Town Council raised no objections

Week ending 16th January 2015

4) P/01414/14. Grace Church, Marlborough Road, Ryde, Isle Of Wight, PO33. Ryde East Ward. Proposed single storey extension on west elevation to provide additional seating area

Decision: Granted Plan Permission

Ryde Town Council raised no objections

5) P/01421/14. 13 Union Road, Ryde, Isle Of Wight, PO332ER. Ryde North West Ward. Proposed extraction fan on rear elevation at basement level

Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council does not object to this application but asks that any noise from the unit complies with the prevailing noise guidelines.

6) P/01422/14. 13 Union Road, Ryde, Isle Of Wight, PO332ER. Ryde North West Ward. LBC for proposed extraction fan on rear elevation at basement level

Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council does not object to this application but asks that any noise from the unit complies with the prevailing noise guidelines.

7) P/01257/14. 28, The Strand, Ryde, Isle Of Wight, PO331JF. Ryde North East Ward. Remove the existing deck and balcony on the north elevation; proposed conservatory and balcony on north elevation.

Refuse Plan Perm

1 The proposed conservatory and balcony would be a discordant feature on the north elevation of this property. It would detract from the prominence and character of the existing rear bay windows of 28 and 29 The Strand, and would protrude by an unreasonable depth from the existing rear wall of the application dwelling. The glazing materials used for the whole of the extension would be inappropriate in comparison with the traditional materials used for the existing dwelling. The conservatory would conflict with the character of the application site and surrounding dwellings, and cause a detrimental impact on the character of the Conservation Area, as it would be clearly visible from The Esplanade. The conservatory would also cause a loss of privacy for 29 The Strand, one of the neighbouring dwellings. The glazed side of the extension would allow for direct overlooking into the rear bay window of number 29 from the conservatory. Therefore, this proposal would fail to comply with Policies SP5 (Environment), DM2 (Design Quality for New

Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy.

Ryde Town Council commented as below:

Ryde Town Council objects to the application. The design, within a conservation area, is not in keeping with the adjacent property and will be highly visible from The Esplanade which in turn will have a detrimental affect on the existing Streetscene. In addition Ryde Town Council are concerned regarding potential overlooking and loss of privacy to adjacent neighbours. In light of this Ryde Town Council asks that in the event that permission is granted it is on conditions that the windows on the East and West elevation are FIXED opaque glass.

8) P/01409/14. 1 Belvedere Street, Ryde, Isle Of Wight, PO332JN. Ryde North East Ward. Demolition of garage and extension; proposed three storey block of three flats

Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council objects to this application. The proposed development is within a conservation area, where design principles are of fundamental importance, and therefore the proposed development will impact greatly on the Streetscene. Instead of appearing subordinate, in our view, it will dominate the location being set forward from the property line of the existing building. It's bulk and mass, in close proximity to two boundaries, are considered to be inappropriate and an overdevelopment of the site. It is therefore an unsatisfactory and inappropriate design. Concerns were also raised regarding the inadequate parking and drainage. Ryde Town Council also had concerns regarding the applicant's drawings where the West elevation was illustrated as two stories without any underground or further levels.

N.B The decision notice has yet to be issued as the SPA contribution has not been made. I have sought clarification from the planning officer, Dawn de Vries, and she has said: 'there is a resolution to grant (permission) following the receipt of the contribution'.

9) P/01410/14. 1 Belvedere Street, Ryde, Isle Of Wight, PO332JN. Ryde North East Ward. LBC for demolition of garage and extension; proposed three storey block of three flats

Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council RESOLVED to object to this application. The proposed development is within a conservation area, where design principles are of fundamental importance. The proposed development will impact greatly on the Streetscene. Instead of appearing subordinate, in our view, it will dominate the location being set forward from the property line of the existing building. Its bulk and mass, in close proximity to two boundaries, are considered to be inappropriate and is an overdevelopment of the site. It is therefore an unsatisfactory and inappropriate design. Concerns were also raised regarding the inadequate parking and drainage. Ryde Town Council also had concerns regarding the applicant's drawings where the West elevation was illustrated as two stories without any underground or further levels.

N.B please see comment above under 8)

Week ending 23rd January 2015

10) P/01383/14. 71 Upton Road, Ryde, PO333HX. Havenstreet, Ashey & Haylands Ward. Lawful Development Certificate for retention of hardstanding

Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council RESOLVED to object to this application. The hardstanding does not provide adequate parking for a vehicle and the access and egress from the location are unacceptable as there is no evidence of a safe and approved route as supported by the letter from Bill Murphy.

11) P/01438/14. 2 Royal Walk, Ryde, Isle Of Wight, PO331NL. Ryde East Ward.

Lawful Development Certificate for proposed single storey rear extension

Decision: Granted Plan Permission

The Town Council were not previously advised of this application for a Lawful Development Certificate as there is no legal requirement for these applications to be advertised.

12) P/01457/14. 40 Union Street, Ryde, Isle Of Wight, PO332LF. Ryde North West Ward. 1x non-illuminated fascia sign; 1x non-illuminated projecting sign

Decision: Granted Plan Permission

Ryde Town Council raised no objections

10. LICENCE APPLICATIONS

The committee considered the following licence application:

- New premises licence for Bagel Wrap, Union Street, Ryde.

The committee RESOLVED not to object.

11. SUNDAY PARKING IN UNION STREET

The Committee considered a letter from a business owner in Ryde regarding parking problems in Union Street.

The committee RESOLVED to make further enquiries as to the extent of the problem and agreed that Councillor Warren would report back to the committee.

12. PROPOSED TRAFFIC ORDER FOR WESTFIELD PARK

The Committee considered the proposed traffic order for part of Westfield Park and RESOLVED to support it.

13. OFF ROAD SUSTAINABLE TRANSPORT QUESTIONNAIRE

The committee considered a request from The Island Sustainability Forum.

The committee RESOLVED to complete the questionnaire.

It was agreed that all members were asked to make their contributions by Thursday 4th February 2015 in order to enable the chair to complete it.

14. PROPOSED BASE STATION WORKS AT GARDEN CENTRE.

The committee considered the proposed works, on a pre application basis, to a telecommunication mast at Busy Bee Garden Centre.

The committee RESOLVED not to object.

15. DATE OF NEXT MEETING

The next planning committee meeting is the 24th February 2015

Appendix A – Comment on planning application P/01583 Land between Weeks Road and Ashley Road.

Ryde Town Council acknowledges that outline permission has been given for the development but objects to the current 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 waste water 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. The 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 which 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 streetscene. 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 incentivising 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.