



# RYDE

## TOWN COUNCIL

### MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 22<sup>nd</sup> September 2015 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Tim Wakeley (Chair), Henry Adams (Deputy Mayor), Jill Moore, Phil Warren.

In attendance: Peter Griffiths, clerk to the committee.

#### **PUBLIC QUESTION TIME**

Mrs.Newbury asked what positions Cllr.Fuller and Cllr.Jordan held within the Isle of Wight Council. It was confirmed that Cllr.Fuller was the Executive Member for Planning, Licensing, Public Realm and Local Engagement and that Cllr.Jordan was the Executive Member for Public Health, Public Protection and PFI.

A gentleman from Newnham Road Binstead asked for clarification on the openness and transparency in the submission of appeal papers to the Planning Inspectorate in connection with Brickfields. It was confirmed that the submission of all comments, received by the IWC in the determination of the application, and their submission to the Planning Inspectorate was at the discretion of the LPA and the gentleman should direct his questions to Wendy Perera, Head of Planning and Housing via letter and email.

The same gentleman asked about the commuted sum payments reported to be paid for various items such as £140,000 for Smallbrook Stadium and £2.3M for a school when you could not build a school for that sum. In addition he asked what the process was for asking the IWC whether a Cllr. with links to a building company should be commenting on planning applications and asking for local island businesses to be given priority in construction contracts.

These issues are reported under Agenda Item 11.

#### **1. APOLOGIES**

Apologies received from Cllr. Millburn and Cllr. Woodward.

## 2. DECLARATIONS OF INTEREST

No declarations of interest were received.

## 3. MINUTES

**P/151/15 - Ryde Town Council resolved that the minutes of the meeting held on the 1<sup>st</sup> September 2015 be approved as a true record of the meeting and signed by the chairman.**

## 4. PROGRESS ON ACTION TAKEN

It was confirmed that a bid to the Coastal Revival Fund, on behalf of the Ryde Coastal Communities Team, for a multi user performance space on Western Gardens Ryde.

It was reported that a meeting had been held with Cllr.Fuller in connection with the Area Action Plan programme where it was confirmed that the timetable for publishing the drafts for consultation had been set as October 2015.

It was further reported that a discussion had taken place with Cllr.Fuller and IWALC on the future of planning enforcement functions on the Island. It has been proposed by a paper presented to IWALC by Cllr.Wakeley that all of the Local Town and Parish Councils consider whether to contribute to a new planning enforcement officer, dealing with specific items considered important by the Town and Parish Councils. The report was discussed by IWALC and it was recommended that each Town and Parish Council discuss this further and Cllr.Wakeley was asked to provide IWALC with an update on the potential costings for each town and parish council under this arrangement.

**P/152/15 – Ryde Town Council resolved to assist IWALC with a further understanding of these costs and report these to the IWALC and the Planning Committee. It was confirmed that if this were to go any further then a recommendation would need to be made by the Planning Committee to the Finance Committee and Full Council. Cllr.Wakeley expressed his thanks to the clerk for assistance with the report to IWALC.**

It was reported that a meeting had been held with Cllr.Jordan over the proactive development of the employment land held by the Isle of Wight Council. Ryde Town Council confirmed to Cllr.Jordan that it was important to bring these pieces of land forward as when new residential development is approved the lack of jobs is always highlighted by the residents as a reason for not approving schemes.

Secondly Cllr.Jordan highlighted the lack of staff resources within the Council's PFI monitoring section and confirmed that matters were under way to redress this through the employment of additional qualified highways engineers. Cllr.Jordan confirmed that there were currently over 1000 outstanding matters on the register and there was going to be a continued delay until the backlog had been dealt with. Ryde Town Council confirmed to Cllr.Jordan that it had set aside a modest budget to

assist with the community highways fund but that until this backlog could be understood it was not in a position to intervene. It was confirmed that this would be confirmed in writing to Cllr.Jordan.

Lastly a discussion took place over the future of car parks within the town and it was confirmed by Cllr.Jordan that a consultation event will be held on the 28<sup>th</sup> October 2015 which all of the Town and Parish Councils have been invited. A report will be fed back to this committee following the consultation period.

It was confirmed that the Consultation on Pedestrianisation of the High Street will take place on the 27<sup>th</sup> October 2015 at 7pm at Ryde Methodist Church Hall.

## **5. MEMBERS' QUESTIONS**

Cllr.Moore asked what has happening with the site at Park Road, Ryde (Gas works site) and asked when it was going to start. It is confirmed that planning approval was granted under reference TCP/16485/D on the 05/12/2013 and that the development shall be begun before the expiration of 3 years from that date.

Cllr.Warren asked for clarification on the cancellation of the Ryde Area Action Plan meetings with the IWC. It was confirmed that due to the intention to publish the drafts for consultation in October 2015 and the documents will be subject to public scrutiny and will be considered by this committee.

Cllr.Adams asked about the reinstatement works at Memorial Gardens. It was confirmed by the clerk that IWC were in the process of drawing up the plans but then it was their intention to take them to NERAG/RFAG for consultation.

## **6. PLANNING APPLICATIONS**

### **Press list 4 September 2015**

1. Application No: P/01000/15 Alt Ref: TCP/19876/M  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: Ashley Vineyard, Ashley Road, Ryde, Isle of Wight, PO334BB  
Proposal: Change of use of stores to B1

**P/153/15 – Ryde Town Council did not object to this planning application.**

2. Application No: P/01012/15 Alt Ref: TCP/00053/B  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Boulders Mead, Quarr Road, Ryde, Isle of Wight, PO334EL  
Proposal: Demolition of outbuildings; single storey side extension to form lobby, utility and larder; new pitched roof to replace flat roof over kitchen; new woodstore

**P/154/15 – Ryde Town Council did not object to this planning application.**

3. Application No: P/01013/15 Alt Ref: TCP/00053/C  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Boulders Mead, Quarr Road, Ryde, Isle of Wight, PO334EL  
Proposal: Replacement 1.8m fence

**P/155/15 – Ryde Town Council objects to this application on the basis of policy DM2. The Town Council considers that the fence treatment applied for and the height of the fence, especially the use of concrete is an urbanising treatment located within a rural pathway that is located adjacent to an Ancient Woodland and a SINC and should not be supported.**

#### **Press list 11 September 2015**

4. Application No: P/01040/15 Alt Ref: TCP/31852/B  
Parish(es): Ryde Ward(s): Brading, St Helens & Bembridge  
Location: Sunny Heights and Summer Place, Arnold Road, Ryde, Isle of Wight, PO333RG  
Proposal: Approval of reserved matters on P/01223/14 - TCP/31852/A for landscaping of plots 1 - 3.

**P/156/15 – Ryde Town Council did not object to this planning application.**

5. Application No: P/01058/15 Alt Ref: TCP/23871/C  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 1 St. Thomas Street, Ryde, Isle of Wight, PO332LZ  
Proposal: Proposed railings to front boundary wall

**P/157/15 – Ryde Town Council did not object to this planning application.**

#### **Press list 18 September 2015**

6. Application No: P/01039/15 Alt Ref: TCP/06029/K  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Quarrthorpe, Church Road, Binstead, Ryde, Isle of Wight, PO333SZ  
Proposal: Proposed garden room

**P/158/15 – Ryde Town Council did not object to this planning application.**

7. Application No: P/01079/15 Alt Ref: TCP/32394  
Parish(es): Ryde Ward(s): Ryde West  
Location: Corbett Lodge, 308 Upton Road, Ryde, Isle of Wight, PO333HE  
Proposal: Formation of vehicular access

**P/159/15 – Ryde Town Council did not object to this planning application.**

#### **7. PLANNING REVISIONS**

None received.

## 8. PLANNING APPEALS

None received.

## 9. PLANNING DECISIONS

The committee was advised of the following planning decisions:

Application No: P/00863/15

Location: 19 Nelson Place, Ryde, Isle of Wight, PO332ET

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00857/15

Location: Lloyds TSB, 35 Union Street, Ryde, Isle of Wight, PO33

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00675/15

Location: Fourways, Thornton Manor Drive, Ryde, Isle of Wight, PO331PQ

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00787/15

Location: 16 East Street, Ryde, Isle of Wight, PO331JB

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00825/15

Location: 58 Argyll Street, Ryde, Isle of Wight, PO333BY

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00829/15

Location: Lansdowne House, 2 John Street, Ryde, Isle of Wight, PO332PZ

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00905/15

Location: 35 Marina Avenue, Ryde, Isle of Wight, PO331NG

Decision: Granted Plan Permission (or issue Cert)

## 10. TREE DECISIONS

The committee was advised of the following tree decisions:

- **ST JAMES, APPLEY ROAD, RYDE** consent to T1 Cherry situated as detailed in the application to reduce down to the lowest first limb, back to the boundary with the Old Parsonage and T2 Holm Oak situated as detailed in the application to pollard to previous pollard points.

## 11. PENNYFEATHERS FURTHER RESPONSE

**P/160/15 – Ryde Town Council considered the report and recommended to write to the IWC LPA and ask/request:**

- In accordance with NPPG Paragraph 28 on Planning Obligations has the LPA confirmed in writing to the applicant that it has agreed to a longer period in which resolution to the s106 agreement can be reached,
- If so what period has been agreed
- If no agreement has been reached then Ryde Town Council would formally request that a time limit of 'prior to the publication of the Ryde AAP consultation' be confirmed to the applicant.
- Ryde Town Council also requests that if the applicant is not in a position to sign the s106 agreement by November 2015 then the LPA takes the application back to its planning committee with a recommendation to finally dispose of this planning application.
- Ryde Town Council also requests that if this decision is made at its planning committee in November 2015 then the site is removed from the list of 'deliverable' sites within the SHLAA.

It was further confirmed that as the s106 agreement had not been signed then the period for influencing the content of the agreement, together with how the funding is spent is still open. It was confirmed that the amounts were fixed and that the funding for schools provision would be provided later in the programme and would more than likely be spent on increasing capacity at one of the other schools locally.

It was also confirmed that matters in relation to the conduct of IWC Councilors within the planning process should be reported to the monitoring officer of the Isle of Wight Council.

## **12. COASTAL COMMUNITIES PROGRAMME**

It was confirmed that a bid to the Coastal Revival Fund has been submitted prior to the deadline on the 14<sup>th</sup> September 2015 and details of this bid can be found on Ryde Town Council's website.

## **13. LICENCE APPLICATIONS**

Item 16 on the Supplementary Agenda was considered – An application for the renewal of the Farmers Market in Town Square.

**P/161/15 – Ryde Town Council did not object to this application.**

## **14. UNSAFE CROSSING**

**P/162/15 – Ryde Town Council delegated responsibility to the clerk to make contact with IWC and Island Roads in respect of unsafe crossing at junction of Alexandra Road and St. John's Hill and report back accordingly.**

## **15. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the 13<sup>th</sup> October 2015.