



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 20th JULY 2015 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

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

In attendance: Peter Griffiths, clerk to the committee.

PUBLIC QUESTION TIME

No questions were received.

1. APOLOGIES

No apologies were received.

2. DECLARATIONS OF INTEREST

No declarations of interest were received.

3. MINUTES

P/83/15 - Ryde Town Council resolved that the minutes of the meeting held on the 30th June 2015 be approved as a true record of the meeting and signed by the chairman.

4. PROGRESS ON ACTION TAKEN

Yellow Lines Spencer Road

RTC is waiting for a response from IWC to a letter sent on 18th June 2015 concerning the time taken for decisions to be made on community highways fund.

Appley Car Park

RTC is waiting for a response from IWC to a letter sent 15th July 2015 concerning setting up a meeting to discuss the all island car parking strategy.

Vectis Hall

RTC have met with owners and Conservation Officer to discuss proposals for site and any assistance that can be provided. The progress will be reviewed in one month.

Pedestrianisation of the High Street

A report will be taken to Full Council in September confirming the intention to consult with residents and businesses in September 2015.

Royal York and Conservative Club

No response from owner or owner's agent – owner has until December 2015 to commence on the Royal York. Matters will be reviewed in October 2015 with the Conservation Officer to establish progress and then campaign for action on the site if no progress is made.

Terminus Building

P/84/15 – Ryde Town Council resolved to assist owners of dwelling with liaising with parties to try and resolve outstanding issues in respect of this site.

Peter Pan's Playground

RTC is waiting for a response from IWC to a letter sent 21 May 2015 and has drafted a follow up letter that will be sent.

Highways Amenity Licenses

P/85/15 – Ryde Town Council resolved to welcome the introduction of the Highways Amenity License policy from 1 September 2015 and be consulted on existing structures on the highway network as the backlog of old applications is dealt with.

Enforcement 159 High Street Ryde

The matter has been referred to the IWC enforcement team with photos and they are considering the action that will be taken including whether consent is needed for hot food operations within the building.

Response from IWC on Drainage matters

P/86/15 – Ryde Town Council resolved to forward a copy of the response from the IWC to RFAG and BFAG.

Response from IWC on Highways Matters

This matter will be considered further as part of the Area Action Plan process.

Coastal Communities Team Bid

The award of this funding was reported including the possibility that this funding could unlock additional capital monies. The link to the Down to the Coast Fund and the Ryde Master plan process were discussed with the view held that funding should be used for tangible improvements for the community.

P/87/15 – Ryde Town Council resolved to discuss further the use of these funds for tangible benefit for the community of Ryde and its links to other programmes in time for any financial decisions to be made at Full Council.

5. MEMBERS' QUESTIONS

Cllr.Wakeley confirmed that he had attended a meeting about the future of Island Line. At that meeting two potential approaches were discussed. Firstly the operation of a new franchise that mirrored the existing franchise and secondly a new community led transport system with potential for unlocking land assets.

P/88/15 – Ryde Town Council resolved to write to the IWC to ask them to set up the Transport Task Force as soon as possible.

P/89/15 – Ryde Town Council resolved to write to Andrew Turner's office to enquire as to whether the report written by Nick Finney can be obtained and used to frame Ryde Town Council's response on the future of Island Line.

P/90/15 – Ryde Town Council resolved to consider this matter in more detail at its planning committee in September 2015 with a recommendation then being made to Full Council in October 2015 on the basis of an outcome based approach.

6. PLANNING APPLICATIONS

Press List 3 July 2015

1. Application No: P/00517/15 Alt Ref: TCP/25810/D
Parish(es): Ryde Ward(s): Ryde North West
Location: land rear of 13 Union Street, fronting, Union Road, Ryde, Isle of Wight,
Proposal: Proposed pair of semi-detached dwellings with parking (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00517/15>

P/91/15 – Ryde Town Council resolved not to object to this application but comment that it considered that the dwelling units needed to be set further back from the road providing better access onto the highway network and to provide additional facilities for pedestrians.

The application is not accompanied by a Unilateral Undertaking making provision for mitigation to the SPA. Ryde Town Council requests that in order for it to consider applications in full all documents must be uploaded onto the website.

Press List 10 July 2015

2. Application No: P/00701/15 Alt Ref: TCP/13801/J
Parish(es): Ryde Ward(s): Ryde East
Location: 3 St. Johns Hill, Ryde, Isle of Wight, PO33
Proposal: Proposed shed
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00701/15>

P/92/15 – Ryde Town Council resolved not to object to this application

3. Application No: P/00776/15 Alt Ref: TCP/32313
Parish(es): Ryde Ward(s): Ryde North West
Location: Copsefield Cottage, Copsefield Drive, Ryde, Isle of Wight, PO333AR
Proposal: Demolition of barn and porch; two storey side extension and extension at first floor level to provide additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00776/15>

P/93/15 – Ryde Town Council resolved not to object to this application

Press list 17 July 2015

4. Application No: P/00717/15 Alt Ref: TCP/03160/K
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Wychwood, Quarr Hill, Ryde, Isle of Wight, PO334EH
Proposal: Detached dwelling with vehicular access and parking (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00717/15>

P/94/15 – Ryde Town Council resolved to object to this application on the basis that the application makes insufficient provision for the storage and attenuation of water on site and would lead to a detrimental impact on neighbouring properties and the wider catchment as described in the Ryde Surface Water Management Plan. In addition it is considered that the site further encroaches on land between Fishbourne and Ryde leading to the perception that settlement coalescence is occurring.

The application is not accompanied by a Unilateral Undertaking making provision for mitigation to the SPA. Ryde Town Council requests that in order for it to consider applications in full all documents must be uploaded onto the website.

5. Application No: P/00714/15 Alt Ref: TCP/32321
Parish(es): Ryde Ward(s): Ryde West
Location: 17 Grange Avenue, Ryde, Isle of Wight, PO333LS

Proposal: Demolition of single storey extension; construction of end of terrace dwelling

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00714/15>

P/95/15 – Ryde Town Council resolved not to object to this application

6. Application No: P/00685/15 Alt Ref: TCP/32315

Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands

Location: OS Parcel 4553 land on the north side of, Carters Road, Upton, Ryde, Isle of Wight, PO33

Proposal: Proposed storage building/ shelter

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00685/15>

P/96/15 – Ryde Town Council resolved not to object to this application on the basis that a condition be added that if the use of the land changes then the storage building/shelter is removed and the land returned to its current use.

7. Application No: P/00835/15 Alt Ref: TCP/21906/G

Parish(es): Ryde Ward(s): Ryde North East

Location: Oakfield Primary School, Appley Road, Ryde, Isle of Wight, PO331NE

Proposal: Demolition of buildings; proposed school building; associated hard play area, landscaping and parking; alterations, refurbishment and upgrading of existing building

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00835/15>

P/97/15 – Ryde Town Council considered this application and resolved to object to the application on the following grounds:

Ryde Town Council does not object to the principle of development of this site for a school facility but objects to the design of the new building which it considers does not complement the character of the surrounding area, as defined in the Conservation Area Appraisal, that defines the St.Johns Conservation Area.

The policies in the NPPF seek “positive improvement” through new development in conservation areas. Paragraphs 126 and 131 of the NPPF require LPA’s to take account of the desirability of new development and its ability to make a positive contribution to local character and distinctiveness.

Furthermore Paragraph 9 of the NPPF says that pursuing "sustainable development involves seeking positive improvements in the quality of the...historic environment..."

The design policies further reinforce the objective of enhancement of an area's character and local distinctiveness, concluding that "Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area..." (paragraph 64).

Legislation relating to listed buildings and conservation areas is contained in the. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act

1990 places a duty on the decision maker to have special regard to the desirability of preserving listed buildings and their settings.

Section 72 of the Act places a duty on the decision taker with respect to the desirability of preserving or enhancing the character or appearance of conservation areas.

Ryde Town Council considers that the demolition of the old blocks makes an improvement to the character and quality of the area but considers that this is outweighed by the negative improvement brought about by unsympathetic design of the new school in respect of its external design, flat roofed design and use of large elements of black external render that do not reflect the architectural heritage of the surrounding area.

Ryde Town Council does not consider that the design of this building makes a 'positive' contribution to the character and quality of the area.

8. Application No: P/00789/15 Alt Ref: TCP/28152/F
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Beach-Wood, Quarr Road, Ryde, Isle of Wight, PO334EL
Proposal: Proposed two storey extension on side elevation to form additional living accommodation (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00789/15>

P/98/15 – Ryde Town Council resolved to object to this application on the grounds that the extension further encroaches on land between Fishbourne and Ryde leading to the perception that settlement coalescence is occurring.

9. Application No: P/00805/15 Alt Ref: A/02636/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 15 and 16, High Street, Ryde, Isle of Wight, PO33 2HW
Proposal: Non-illuminated fascia sign on rear elevation
Easting: 459185.8 Northing: 92482.4
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00805/15>

P/99/15 – Ryde Town Council resolved to object to this application on the basis that the sign is not located within the primary retail frontage. It is considered that this sign does not significantly contribute to the character of the area not provide an attractive setting that integrates with its surroundings. The Town Council is concerned that this will set a precedent for signage on the rear of the properties in this area that does not accord with the principles set out in policy DM2 of the Core Strategy and will affect the 'amenity' of the neighbourhood.

10. Application No: P/00815/15 Alt Ref: TCP/17559/H
Parish(es): Ryde Ward(s): Ryde South
Location: 91-93B High Street, Ryde, Isle of Wight, PO33
Proposal: Demolition of building; outline for 3 storey building to form 16 flats with accommodation provided within roofspace (revised scheme)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00815/15>

P/100/15 – Ryde Town Council has considered this application and does not object to the application but requests that a condition be attached in respect of construction traffic.

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- the timing of loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- details of any road closures proposed and mitigation/diversion proposed
- a scheme for recycling/disposing of waste resulting from demolition and construction works

The application is not accompanied by a Unilateral Undertaking making provision for mitigation to the SPA. Ryde Town Council requests that in order for it to consider applications in full all documents must be uploaded onto the website.

In addition this application will be determined after 7 August 2015 and Ryde Town council considers that the Affordable Housing SPD may have been adopted by that date and is a material consideration in the determination of the application. Ryde Town Council considers that the applicant's agent should be aware of this fact since the SPD consultation was published on 22 May 2015 that was prior to an email sent by the case officer to the agent on the 9th June 2015 and the application being submitted on 25th June 2015.

11. Application No: P/00806/15 Alt Ref: TCP/32225/A
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 9 Hazlemere Avenue, Ryde, Isle of Wight, PO333SA
Proposal: Demolition of conservatory; single storey rear extension to provide additional living accommodation; conservatory (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00806/15>

P/101/15 – Ryde Town Council resolved not to object to this application

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 was advised of the following appeals being determined:

Ref: APP/P2114/D/15/3007924 - 28 The Strand, Ryde, Isle of Wight PO33 1JF
The appeal was dismissed.

9. PLANNING DECISIONS

26 June 2015

None

3 July 2015

1. Application No: P/00537/15
Location: 10 Butts Road, Ryde, Isle of Wight, PO333JH
Parish: Ryde Ward: Havenstreet, Ashe & Hay
Proposal: Demolition of porch; replacement porch; cladding to first floor level
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

10 July 2015

None

10. LICENCE APPLICATIONS

There were no licence applications to consider.

11. TREE DECISIONS

The following tree decision was noted.

- **STUDIO COTTAGE AND ROSE COTTAGE, GEORGE STREET, RYDE**
- **GREENACRE, 137 WEST HILL ROAD, RYDE**

12. SETTLEMENT BOUNDARIES RESPONSE FOR AAP

P/102/15 – Ryde Town Council resolved to write to IWC in connection with the settlement boundary review carried out as part of the informal discussion document:

Area 1 – Ryde Town Council resolved to confirm that it has no objection to the settlement boundary amendment in this location.

Area 2 – Ryde Town Council resolved to confirm that it considers there is no need to amend the settlement boundary in this location due to the approval of the recent application off Ashe Road and the presence of a village green.

Area 3 – Ryde Town Council resolved to confirm that it considers that the settlement boundary should be drawn around the pier and all areas north of The Esplanade to reflect the Ryde Masterplan outcomes.

Area 4 – Ryde Town Council resolved to confirm that it considers that the current settlement boundary as adopted is drawn in the correct place and does not need to be extended to include Harcourt Sands. Harcourt Sands is a brownfield site not immediately adjacent the defined settlement boundary of Ryde but within the AAP and it is considered therefore that policy SP1 already supports ‘in principle’ development of this land.

Ryde Town Council also resolved to confirm that it considers that the settlement boundary needs to be redrawn in the location shown in the report as Trafalgar Drive, Binstead.

13. RYDE MASTERPLAN

P/103/15 – Ryde Town Council resolved to delegate the final wording of responses to IWC and IWCOG to the Chair and Clerk with the final form of words to be substantially in the same form as reported to this committee.

14. COMMUNITY EMERGENCY PLANS

P/104/15 – Ryde Town Council resolved to recommend to Full Council in September 2015 that it commences on the preparation of a Community Emergency Plan and submits a bid to SSE for emergency equipment from their Resilient Communities Fund and to recommend that match funding be provided by Ryde Town Council to support this bid.

15. GREEN INFRASTRUCTURE

P/105/15 – Ryde Town Council resolved to reaffirm its comments to the Isle of Wight Council that Ryde Golf Course should be considered as a local green gap.

In addition Ryde Town Council resolved to recommend to the Isle of Wight Council that the area behind Newnham Road and across to Elenors Grove be designated as a local green gap to prevent settlement coalescence.

Ryde Town Council resolved to write to the Isle of Wight Council confirming that its view had altered in respect of settlement coalescence between Haylands and Havenstreet following the recent Inspectors decision in relation to Place Road, Gurnard.

Ryde Town Council resolved to write to the Isle of Wight Council and confirm that it supports the use of the ANGSt standard to provide sufficient green space on new developments and to request that in any allocation made within the AAP the location, provision and requirements for green space are shown in plan form to ensure that sufficient land is set aside for open space, flood mitigation and sustainable transport routes.

16. AFFORDABLE HOUSING

P/106/15 – Ryde Town Council resolved to write to the Isle of Wight Council and request that they carry out a viability assessment on all large-scale development proposals to examine whether the target of 35% affordable housing can be increased.

17. FUNDING FOR PUBLIC REALM ENHANCEMENT WORKS

P/107/15 – Ryde Town Council resolved to accept the offer of an additional £390 from the Isle of Wight Council towards public realm enhancement works.

18. DATE OF NEXT MEETING

The next planning committee meeting is the 11 August 2015.