



RYDE TOWN COUNCIL

MINUTES OF THE SPECIAL MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 15th OCTOBER 2013 AT TOWN COUNCIL OFFICES, TOWN HALL CHAMBERS, 10, LIND STREET, RYDE

Present: Councillors Wayne Whittle (Mayor), David Knowles (Deputy Mayor), David Moore, Jill Moore, Tim Wakeley (Chairman), Phil Warren and David Woodward.

Also Present: Councillors Conrad Gauntlett, Ivor Warlow and Fishbourne Parish Council representatives Tony Ballard and Susan Bulwer.

In attendance: David Mellor.

153/13 APOLOGIES

All members of the Town Council were invited to attend and apologies were received from Councillors Brian Harris and Roi Milburn.

154/13 RYDE AREA ACTION PLAN CONSULTATION MEETINGS

The Planning Policy Officer has asked to set up consultation meetings for the Ryde Area Action Plan to include all local councils within the Ryde AAP area, namely Ryde, Brading, Ashey and Havenstreet with Nettlestone and Seaview. The IWC will Chair the meetings to be held at County Hall and notification had been given on this afternoon of 15th that they would be held at 6pm on 28th November 2013 and on 17th March 2014.

Members had been invited to attend a training session by the Isle of Wight Association of Local Councils and were aware of the requirements to prepare an Area Action Plan and the consultation meetings would provide Councillors with regular updates, emerging evidence and possible approaches for the Plan. The Town Council will supply a list of issues that the Plan should address, together with a map showing areas that could be designated as Local Green Space and any other background information that would inform the Plan or support any hopes and aspirations of the Town Council.

The Island Plan is the Isle of Wight Council Core Strategy (including minerals and waste) and Development Management Policies. It was adopted in March 2012 and the Area Action Plan will give the Town Council the opportunity to influence future

growth and planning until 2027. The Chairman of this Committee, Councillor Tim Wakeley, had researched the matter and had provided members of the Committee with papers on the following subjects included in the Core Strategy :-

Page 177 – Table 7.4 Open Space deficiencies.

Page 30 - Strategic Housing Land Availability Assessment (SHLAA) plan for Ryde and schedule with viability and deliverability tests.

Page 36 – Housing Policy SP2 which provides for an additional 2100 dwellings within the Ryde Area between 2011 – 2027.

Page 56 – Nicholson Road allocation of 14.7 hectares of IWC owned land to extend the range of small scale business B1 and B2 use facilities.

Page 67 – Environment Policy SP5.

Page 117 – Objectives for the Ryde Area.

AAP2 for Ryde Key Regeneration Area on the proposals map which sets out issues believed by the Planners to be the key considerations for the Action Plan.

The Committee sought to establish its first thoughts about the key elements of what it felt should be included in the plan, and objectives for Ryde such as :-

1. Identifying local issues, matters of concern and areas for special designation.
2. Identifying RTC papers that may be used as evidence such as the Town Plan and other consultative and research documents.
3. To identify SHLAA areas and make initial comments in relation to the avoidance of settlement coalescence (merging of communities)
4. To identify a vision of what it is we wish to achieve.
5. Areas designated for industrial/commercial development.
6. Housing.
7. Conservation Areas.
8. Open Green Spaces.
9. Retail.
10. Tourism.
11. The Esplanade, harbour, beaches and sea front.
12. Transport.
13. Parking.
14. Waste Disposal.
15. Chamber of Commerce – current Master Plan.

16. Ryde Town Review – October 2012-(Query who commissioned it ?)

17. Identifying further evidence that needs to be researched and cost involved.

Members then discussed their views on these topics so that there would be a basis for thoughts on formulating an Action Plan and for consideration at the consultation meetings. These points could be expanded or added to as it may be appropriate for the AAP to consider further issues that are identified through further technical work and consultation.

There was an over provision or capacity for identified SHLAA sites to provide an excess of more than 1800 additional properties than the target figure of 2100.

It was noted that the SHLAA map indicated land including and north of the Golf Course could incorporate space for a ferry terminal infrastructure. The feeling is that in the AAP no potential is seen for another landing point and that the Pier Head rail link to Shanklin was the infrastructure that we should be holding on to.

It was felt that the pier was a lifeline to Ryde and that a public service link along the pier should be maintained and what we have on rail should be improved. Island Commuters travelling across the Solent would have to be kept provided with a transport link and Local Councils in The Bay area would also be involved. Support was already in the strategy to assist with industry and tourism.

It was recently reported in the media that Island schools had a problem with attracting suitable teaching staff but that the Hampshire County Council was spending more on the Island education system. It was suggested that senior teaching staff should be involved in discussions on the plan as they were vital if the area is to be regenerated and Education is a building block of our community.

Education and Tourism should be prioritised and the housing approval numbers since 2011 were being offset against the strategy target of 2100 additional dwellings for Ryde. However some doubt was expressed as to the sustainability of some housing schemes and for whom the new development would be built to accommodate, as there could be problems with the social mix of affordable housing.

Green Space was needed and it was felt that the Golf Course should not be urbanised and Ryde allowed to coalesce with Fishbourne. We can determine green spaces and many areas were sacrosanct. Plans will therefore be submitted for green areas to be designated in the AAP as an area to be protected as open green space and a green corridor along the lower areas of Ryde. There were several important areas and could include Rosemary Common, land at Appley, St Johns Park, a strip east of the Park Road Gas Board Site and the Golf Course could be designated as a public park.

The Committee considered whether it would prefer some of the SHLAA areas not to be developed with housing and it was felt that in order to prevent coalescence between Ryde and Havenstreet the 3 areas numbered LDF 100, 240 and 398 should not be built on. Some designated sites nearer the Town Centre were deliverable with sensible development and although the Town Council had objected

most strongly in February 2013 to the application to develop the Pennyfeathers site, it could consider further applications for the site with much reduced numbers, proper infrastructure and sustainability.

The most important factor with all additional developments was to provide an adequate drainage and sewage disposal system with proper capacity as opposed to the existing overloaded Victorian mixed system which has caused problems in the lower lying area liable to flooding.

Key points of agreement:

1. Ryde Pier head and the links through from Shanklin to Portsmouth and beyond were crucial to the economic wellbeing of Ryde.
2. No other locations for further links to the mainland could be identified within the AAP locality.
3. The low rating of the Island schools is seen as an obstacle to the recruitment of high value industries and personnel to the Island.
4. Green areas to be designated in the AAP as an area to be protected as open green space including a green corridor along the lower areas of Ryde out to and including Rosemary Common, land at Appley, St Johns Park, a strip east of the Park Road Gas Board site and the area, inclusive of the Golf Course along the coast through Quarr to Fishbourne could be designated as a public park/open space.
5. Members agreed that SHLAA areas numbered LDF100, 240 and 398 should not be developed as such development would lead to a heightened risk of coalescence between the communities of Ryde and Havenstreet.
6. Flood relief. Members agreed that with all the anticipated additional housing developments in prospect that there was a clear need for there to be a new sewage disposal system put in place with evidence of its ability to cope effectively with the increased load that might be expected, especially in the Monkton Mead area.

Other matters that the Committee did not have time to discuss included Transport and Retail, and these would be brought up at the next meeting of the Committee. It was felt that this meeting should be held prior to the first consultation meeting with IWC on 28th November at County Hall, so it was agreed to hold a further special meeting of this Committee on 21st November. *

The meeting finished at 9pm.

Signed Dated.....

N.B. * It has been subsequently agreed to hold this special meeting on Monday 25th November.