



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 18th FEBRUARY 2013 AT THE METHODIST CHURCH,
GARFIELD ROAD, RYDE**

Present: Councillors Conrad Gauntlett, David Knowles, Graham Pearce, Debbie Taylor, David Woodward (Mayor) and Tony Zeid.

Also Present: Mr Glen Hepburn, Mr D. Moore, Mr R. Whitby- Smith, Martin Neville (Press) and over 200 members of the Public.

In attendance: Adrienne White and David Mellor .

The Vice Chairman, Councillor Conrad Gauntlett in the Chair.

27/13 WELCOME AND BRIEFING OF MEETING

Because of the public interest in this planning proposal the Committee met in the larger venue of the Church to consider this one application:-

Planning Application P/01802 – TCP/31352 for outline consent for 904 residential units; school; community centre; sports building and changing rooms; structural landscaping; play areas and associated highway improvements on land known as Pennyfeathers, land to the south of Smallbrook Lane and to the west of Brading Road , Ryde.

28/13 APOLOGIES

An apology due to illness was received from the Chairman, Councillor Tim Wakeley.

29/13 DECLARATIONS OF INTEREST AND CHAIRMAN FOR THE MEETING

The Vice Chairman, Councillor Conrad Gauntlett declared a personal interest in this matter as his property was near to the application site. It was therefore proposed and agreed that the Mayor, Councillor David Woodward should chair the meeting.

30/13 PLANNING APPLICATION P/01812/12

The Committee received a presentation of the scheme from Mr Glyn Hepburn, the Planning Consultant for the applicants. Mr David Moore, the Chairman of Ryde against Pennyfeathers then addressed the meeting, introducing his Vice Chairman,

Mr Roger Whitby Smith, who spoke against the application. Details of this are attached as an Annexe to these minutes.

The following agencies had been invited to send representatives to the meeting:- Highways, Environment Agency, Southern Water and IWC Planning. However, Highways and the Environment Agency had declined this offer as they were statutory consultees, like the Town Council and the Planning Office whose Committee would determine the application had preferred to wait until the comments of the Town Council on this large proposal were available.

Several members of the Public were then invited to ask questions which were noted by the Committee and answered, where possible, by Councillor Woodward and Mr Hepburn. The vast majority of questioners supported the opponents of the scheme and were concerned about the scale of the proposed development and in particular its impact on drainage into Monkton Mead Brook and the possible increased risk from flooding. At 8.40 pm the meeting was adjourned for 10 minutes.

Debate :-

The Committee then debated the application and considered aspects of the Flood Risk and Drainage assessments from the Environmental Statement of the Application together with appropriate and valid aspects of the recently approved Island Plan Core Strategy

The Core Strategy states that the site is outside (but immediately adjacent) the settlement boundary of Ryde and within the Area Action Plan Boundary and that the decision to allocate land will not happen until the production of an Area Action Plan for Ryde, timetabled for 2014/2015 .

Policy SP2 indicates that 2100 dwellings will need to be provided in Ryde over to 16 year life of the plan from 2011 to 2027 and the Area Action Plan will identify appropriate sites within or immediately adjacent to the settlement boundary.

However, the site has not yet been allocated for housing development and the Island Plan seeks to deliver 8320 dwellings Islandwide by 2027 through a supply of 3200 existing permissions and 5120 new units of which 2100 will be in Ryde.

The average is 520 dwellings per year across the Island up to 2027 and the questions are asked :-

- i. – Is it appropriate to approve a scheme which is nearly twice the annual target for the whole of the Island ? (although it is planned to be phased)
- ii. – Is it appropriate to approve a scheme which takes up nearly half the total Ryde allocation for the next 15 years ?
- iii. –The scheme is phased – How and when are the community facilities contained in the master plan going to be delivered ?
- iv.- How can we be sure that they will be built and not just the housing ?

National Planning Policy Framework (NPPF) extracts:-

6. The purpose of the planning system is to contribute to the achievement of sustainable development, of which there are 3 dimensions; economic, social and environment, which need to be balanced.

38. For large scale residential developments, there should be planning policies to promote a mix of uses to provide opportunities for day to day activities on the site including work. Key facilities (eg primary schools and local shops should be within walking distance.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

69. Planning Authorities should create a shared vision with communities of the residential environment and facilities they wish to see.

72. There is a need to ensure sufficient school places are available to meet the needs of existing and new development.

109. There is a need to protect and enhance the natural environment.

118. There is a need to conserve and enhance biodiversity.

National Policy is firmly committed to the presumption in favour of sustainable development and the question is asked:- Does this application represent sustainable development and balance the need for the development against the need to protect the environment ?.

Planning Authorities are permitted to set their own housing target so whilst there is a minimum figure set in the Island Plan there is no ceiling to this.

Flood Risk Assessment and Drainage Assessment

Section 10.1 of the Environmental Statement (Vol 2 – 3 of 4)

Part 6 sets out sources of flood risk and 6.7.2. states that there is a possibility of the Ryde Pumping Station failing in the future if improvements are not carried out.

The conclusions and recommendations comment on how flood risk at the site is likely to be affected by climate change and state that climate change is likely to increase rainfall by 30%, which may result in increased flow within the Monkton Mead Brook and surrounding water features. It is anticipated that rainfall will also become more intense and more frequent as a result of climate change with rainfall intensity likely to rise by 20% causing an increase in surface water flow from any higher grounds into the site and also from the site

The Town Council has always been concerned with flooding from the Brook and the potential for flooding risk will be significantly increased for parts of Ryde. It is felt that this risk has not been fully calculated or the preferred options identified as being feasible.

Highways

The Town Council has always recognised the need to improve the traffic flow between to East and West of the Town .The proposals will make this problem worse and seem to be very limited and make no or little recognition of the seasonal pressures on the roads or the additional traffic that will be generated for the surrounding communities including Brading, Havenstreet, Nettlestone and Seaview. Site traffic will again worsen the situation.

The Committee was informed that the Strategic Manager, IWC Highways and Transport has informed the Town Council that the Highway Authority does not have any specific infrastructure proposals to support the additional traffic likely to be generated by the proposed development should it go ahead. Rather any necessary improvement would need to be brought forward by the applicant and that the applicant should propose improvements which it thinks necessary, informed through a transport impact assessment and that in turn would inform the Highway Authority’s formal advice to the Local Planning Authority and consequently the determination of the application.

Evidence of need

The Town Council need to see and read statements that assert a level of housing need but this evidence has not been put on the table.

Ecology

The impact of the proposal on the ecology of the area is significant and will dramatically reduce the “green lung” possibilities for much of Ryde.

Employment

Employment refers mainly to service industries which tend to be low income otherwise the economic sustainability of the scheme appears to be dependent on the enlargement of the adjacent industrial park. No figures to evidence economic sustainability are provided. A prosperous economy would generate wealth and long term investment without destroying the natural and social capital.

Social

121 assisted living units to provide an overall target of 35% affordable/social housing. An increase in the local total population is estimated at 1,800 of which 167 will be of primary age and 170 secondary school age. A need to provide a primary school but for secondary pupils to be absorbed. Recreational facilities required.

Finally the Ryde Town Council Planning Committee unanimously

RESOLVED to object to this planning application for the reasons outlined in the above discussion.

Signed (Chairman) Dated

