



**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 21st MAY
2019 AT THE TOWN COUNCIL CHAMBERS, 10 LIND STREET, RYDE, ISLE OF
WIGHT, PO33 2NQ**

Present: Cllr A Axford (Deputy Mayor), Cllr C Chapman,
Cllr D Conyers (Chair), Cllr N Farrell, Cllr P Jordan,
Cllr M Lilley (Mayor and Vice Chair) Cllr M Ross, Cllr T Wakeley
and Cllr W Whittle.

In Attendance: Chris Turvey (Planning Clerk) Grace Morris (Planning Assistant).

101/19 ELECTION OF CHAIRMAN

Cllr Jordan nominated Cllr Lilley as temporary Chair for the first item of business and this was carried unanimously. Cllr Lilley took the chair and received a nomination from Cllr Jordan, which was seconded by Cllr Whittle, to appoint Cllr Conyers as RTC Planning Committee Chairman; this was carried unanimously.

102/19 ELECTION OF VICE CHAIR

Cllr Conyers took the chair and received a nomination from Cllr Jordan, which was seconded by Cllr Whittle, to appoint Cllr Lilley as Vice Chairman. Cllr Wakeley raised concerns with regard to limiting committee membership should the Mayor also be Vice Chair of Planning. Following this, Cllr Wakeley nominated Cllr Ross to be Vice Chairman which was seconded by Cllr Conyers. Cllr Lilley agreed to stand down, however following some discussion withdrew his statement but abstained from the vote. A vote took place and Cllr Lilley was elected Vice Chairman.

103/19 APOLOGIES

Apologies were received from Cllr Jordan on behalf of Cllr I Stephens.

104/19 DECLARATIONS OF INTEREST

Cllr Wakeley declared a non-pecuniary interest in agenda item 6.1 as it is adjacent to his property.

Cllr Chapman declared a non-pecuniary interest in agenda item 12 as he is Chair of Licensing at the Isle of Wight Council.

Cllr Whittle declared a non-pecuniary interest in agenda item 12 as he is a Cabinet member for events.

105/19 MINUTES

RESOLVED – That the minutes of the Planning Committee held on the 30th April 2019 be approved as a true and accurate record and signed by the Chairman.

106/19 PROGRESS ON ACTION TAKEN

- Invitation for Head of Planning and Cabinet Member for Planning to attend a future planning meeting.

The Clerk informed the committee that the IW Council Head of Planning is currently liaising with the Cabinet Member for Planning with regard to a date for attendance. Cllr Conyers proposed that the Clerk discussed the possibility of arranging an extraordinary public meeting to allow members of the public to openly discuss queries with members and officers. The Clerk stated that he would ask if they would be willing to attend such a meeting.

- Traffic safety measures of Ryde High Street.

The Clerk informed the committee that the consultation period had concluded and that he is currently trying to obtain specific dates for the beginning of the works, which at present is likely to begin in Autumn.

- Update on Ryde Theatre.

The Clerk informed the committee that following a number of break-ins, a meeting was held with the owner of the theatre, the Police and the Conservation Officer at the IW Council to discuss the safety and securing of the theatre. A plan has been agreed which includes looking at installing CCTV cameras. Cllr Axford asked for an update on the future scheme of the theatre which was previously presented to Ryde Town Council by Chris Simmonds. Chris Simmonds informed the committee that a plan to secure the theatre is in place as previously mentioned and that he is still in talks with the owner regarding bringing it back into use, however any organisation who wishes to be involved is welcome to come forward to speak with him. Cllr Whittle suggested that the IW Council led Regeneration Working Group look at funding bids to which RTC could provide a letter of support for. Cllr Lilley proposed that the theatre be considered by the IW Council led Regeneration Working Group and should be included in a 'package' for any bids which are submitted to ensure it is a priority.

107/19 PLANNING APPLICATIONS

The Isle of Wight Council have changed their search facility for viewing Planning Applications which have been submitted after the 1st April 2019. If you wish to search for an application, please follow the below website link and search for the application number highlighted in bold on this agenda.

<https://publicaccess.iow.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Week Commencing 3rd May 2019

1. Application No: **19/00081/ARM**
Parish(es): Ryde: Ward(s): Ryde North West
Location: Ryde House, Ryde House Drive, Ryde, Isle Of Wight, PO33 3FE
Proposal: Approval of reserved matters on P/00164/17 for design, scale and layout of 14 units.

RESOLVED – Ryde Town Council does not object to the approval of reserved matters provided the following are put in place:

1. **A pedestrian access to phase 1 of the site should be in place alongside the access road as outlined in Island Roads report. This will necessitate a new red line plan to include the new pavement.**
2. **The commencement of phase 2 should be time limited to ensure that the affordable housing element of the development is delivered in a timely manner.**
3. **The proposed works at the main road junction should be completed as detailed on drawing no. 14599/1 Rev A prior to the occupation of any of the proposed properties.**

Week Commencing 10th May 2019

2. Application No: **19/00054/ADV**
Parish(es) :Ryde Ward(s): Ryde North East
Location: Isle Of Wight Bus Museum Park Road, Ryde, Isle Of Wight, PO33 2BE
Proposal: Non-illuminated wall mounted sign.

RESOLVED – Ryde Town Council does not object to this proposal.

3. Application No: **19/00101/LBC**
Parish(es): Ryde Ward(s): Ryde East
Location: Tower Barn, Appley Manor Farm, Marlborough Road, Ryde, Isle Of Wight. PO33 1AA
Proposal: LBC for change of use of agricultural barn to dwelling (revised scheme).

RESOLVED – Ryde Town Council does not object to this proposal.

Week Commencing 17th May 2019

4. Application No: **19/00140/ADV**
Parish(es): Ryde Ward(s): Ryde East
Location: Westridge Garage, 200 Great Preston Road, Ryde, Isle of Wight, PO33 1AY
Proposal: 1 x illuminated fascia sign; 1 x illuminated entrance portal sign; 1 x illuminated pylon sign; relocated existing Mitsubishi pylon sign.

RESOLVED – Ryde Town Council does not object to this proposal however requests that the lights are time limited to prevent light pollution and disturbance to the neighbouring properties.

5. Application No: **19/00156/RVC**
Parish(es): Ryde Ward(s): Ryde North East
Location: Land Between 24a/24b Bellevue Road and East Street, Ryde, Isle of Wight
Proposal: Variation of condition 2 of P/01560/08 to accommodate boundary ownership.

RESOLVED – Ryde Town Council does not object to this proposal however grave concerns have been received by Ryde Town Council regarding the works which have so far been carried out and the committee instructed the Clerk to submit an enforcement enquiry to highlight the following:

1. The access to 24b Bellevue Road and the 2 properties to which this application relates has been blocked and 24b and the new completed building no longer have off road parking as detailed on the approved plans.
2. The part completed building appears to be in the wrong position as detailed in the approved plans.
3. The site boundaries do not match the boundaries on the approved plans.
4. The ground water run off from the entrance area is having a detrimental effect on both of the properties as approved on this site.
5. The building works to the incomplete property ceased in May 2018 and has been left for more than a year in a state of disrepair that is causing a blight and effecting the amenity of the surrounding properties.

108/19 PLANNING APPEALS

Week Commencing 3rd May 2019

None

Week Commencing 10th May 2019

None

Week Commencing 17th May 2019

Application No: P/00916/18

Planning Inspectorate Ref: APP/P2114/W/19/3221802

Parish(es): Ryde Ward: Ryde East

Location: Land adjacent 22 and rear of 12, 14 and 16 Marlborough Road, Ryde, PO33 1AA

Proposal: Outline for 5 dwellings with garages; detached garage; access road.

<https://www.iow.gov.uk/planning/AppDetails3.aspx?frmId=34714>

109/19 PLANNING DECISIONS

Week ending 26th April 2019

Application No: P/00199/19

Location: Malabar, West Street, Ryde, Isle Of Wight, PO33 2NX

Parish: Ryde Ward: Ryde North West

Proposal: Proposed detached double garage and associated turning head.

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00054/19

Location: 95 High Street, Ryde, Isle Of Wight, PO33 2SZ

Parish: Ryde Ward: Ryde South

Proposal: Alterations and conversion of ground floor shop into flat (revised plan).

Decision: Granted Plan Permission (or issue Cert)

Week ending 3rd May 2019

Application No: P/00250/19

Location: 26 Westfield Park, Ryde, Isle Of Wight, PO33 3AB

Parish: Ryde Ward: Ryde North West

Proposal: Proposed extension at ground floor level to form garage; proposed walkway and steps at first floor level.

Decision: Granted Plan Permission (or issue Cert)

Week ending 10th May 2019

Application No: P/00289/19

Location: 108 High Park Road, Ryde, Isle of Wight, PO33 1BZ

Proposal: Demolition of existing conservatory and single storey rear extension; proposed single storey rear extension.

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00247/19

Location: 92B West Street, Ryde, Isle of Wight, PO33 2NN

Proposal: Proposed conversion of roof space to form additional bedroom to include dormer.

Decision: Granted Plan Permission (or issue Cert)

110/19 TRAFFIC ORDERS

None

111/19 TREE DECISIONS

Protection Trees in Tree Preservation Order

Location Magnolia, Augusta Road, Ryde

Consent for the following: To reduce the Norway maple and snake bark maple by 15% of their current crown capacity.

Reason: The tree work is necessary as general maintenance.

Protection Trees in Tree Preservation Order

Location Sherilee, Wellwood Glade, Ryde

Consent for the following: T1 Oak tree situated as detailed in the application is to be crown thinned by 20% and crown cleaned. T2 Oak tree situated as detailed in the application is to be crown thinned by 20% and crown cleaned.

Reason: The tree works requested are considered good arboricultural practice for general tree management.

Protection Trees in Tree Preservation Order

Location Between 19 and 19a Newnham Lane, Binstead, Ryde, PO33 4ED

Consent for the following: To fell the oak tree situated as detailed in the application to near ground level.

Reason: It has been demonstrated that the tree is causing subsidence in the property and as such should be removed to prevent continued damage.

112/19 LICENSE APPLICATIONS

Cllr Chapman left the room.

Revamp Festival

Licence Number: 19/00500/LAPNEW

Location: Oakfield School, Appley Road, Ryde, PO33 1NE

Category: New Premises Licence

RESOLVED – Ryde Town Council does not object to this licence application.

Cllr Chapman re-entered.

113/19 LICENSE DECISIONS

None

114/19 PUBLIC REALM BUDGET APPLICATIONS

The Clerk informed the committee that he is currently preparing 3 Public Realm Budget applications to be presented to the committee at the next meeting. The Clerk said he was meeting with Garry Stretch from the IW

Council to consider and discuss the applications he is currently putting together, which will include Cllr Lilley's request for the relocation of a bus stop on Appley Road. Cllr Wakeley requested that the Clerk followed up Island Roads with regard to the relocating of a bench in Binstead. There was discussion about Island Roads prioritised list of concerns, however Cllr Conyers was informed at an IWALC meeting that Town and Parish Council's requests could be prioritised if they provide some funding towards the requests. The Clerk said he will include this list on the next agenda for consideration.

115/19 ISLE OF WIGHT COUNCIL LICENSING – BOAT/BOATMAN POLICY

The Clerk informed the committee that RTC were not granted an extension for commenting on the new Boat/Boatman Policy, however he had no concerns with the contents.

116/19 DATE OF NEXT MEETING

RESOLVED – It was resolved that the next meeting of the Planning Committee will be held on Tuesday 11th June 2019 at 19.00.