



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
MONDAY 20th AUGUST 2018 AT THE COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT PO33 2NQ**

Present: Cllr J Moody (Chair), Cllr D Conyers (Deputy Chair),
Cllr M Ross (Mayor), Cllr T Wakeley.

In attendance: Chris Turvey, Planning Clerk
Lisa Dyer, (Minutes)

PUBLIC QUESTION TIME

A member of the public inquired as to whether there would be any further consultation before the pedestrianisation scheme comes forward. The Chairman informed him that Island Roads would be undertaking statutory consultation in the near future.

427/18 APOLOGIES

Cllr Hall gave her apologies.

428/18 DECLARATIONS OF INTEREST

None.

429/18 MINUTES

RESOLVED - That the minutes of the planning committee held on the 10th July 2018 be approved as a true and accurate record and signed by the Chairman.

430/18 **PROGRESS ON ACTION TAKEN**

Ryde BoRo Bike Experience.

The Clerk explained that he had taken a ride on the bike and found it to be an enjoyable experience however he had received a small number of complaints about the interference to traffic that it was causing.

431/18 **COMMITTEE MEMBERS QUESTIONS**

Cllr Wakeley informed the committee that included within the IW Council's forward plan was information confirming that Ryde Harbour was being considered for disposal. He further stated that Ryde Town Council should be consulted prior to any decision being taken.

432/18 **PLANNING APPLICATIONS**

Week Commencing 13th July 2018

1. Application No: P/00723/18 Alt Ref: TCP/27555/E
Parish(es): Ryde Ward(s): Ryde East
Location: land adjacent 91 and rear of, 89 and 91, Marlborough Road, Ryde, Isle Of Wight, PO33
Proposal: Proposed detached dwelling; 1 pair of semi detached dwellings; associated parking and access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00723/18>

Under delegated powers the Ryde Town Council Clerk in agreement with the chairman submitted the following.

RESOLVED –Ryde Town Council objects to the proposal on the following grounds:

- I. **There is no provision shown for waste bin storage at any of the properties as required under the Recycling and Refuse Storage SPD.**
- II. **There is no provision for cycle racks at any of the properties as required under the Parking Provision SPD.**
- III. **There is a lack of amenity space in Plot 2 which will be exaserbated when the provision for waste storage and cycle rack provision is in place.**
- IV. **If this application is approved there should be no increase in surface water run off and contributions should be made under the Solent Special Protection Area SPD.**

2. Application No: P/00759/18 Alt Ref: TCP/28001/J
Parish(es): Ryde Ward(s): Ryde East
Location: Former Oakfield C of E Primary School, Great Preston Road, Ryde, Isle Of Wight, PO331DR
Proposal: Construction of two pairs of semi-detached houses
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00759/18>

Under delegated powers the Ryde Town Council Clerk in agreement with the chairman submitted the following.

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

Week Commencing 20th July 2018

3. Application No: P/00501/18 Alt Ref: TCP/07329/K
Parish(es): Ryde Ward(s): Ryde North West
Location: 24f, Union Street, Ryde, Isle Of Wight, PO332DT
Proposal: Change of use from Class A1 (retail) to Class A3 (restaurant & cafes)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00501/18>

Application withdrawn.

4. Application No: P/00773/18 Alt Ref: LDC/18205/A
Parish(es): Ryde Ward(s): Ryde North East
Location: Garden Flat, 47 Monkton Street, Ryde, Isle Of Wight, PO332BB
Proposal: Lawful Development Certificate for existing use as a residential flat
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00773/18>

Under delegated powers the Ryde Town Council Clerk in agreement with the chairman submitted the following.

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

5. Application No: P/00761/18 Alt Ref: TCP/10899/K
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: Aldermoor Farm, Upton Road, Ryde, Isle Of Wight, PO333LA
Proposal: Conversion of barns to provide 3 houses (1 x 2 bed, 2 x 3 bed), and relocated bus stop.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00761/18>

Under delegated powers the Ryde Town Council Clerk in agreement with the chairman submitted the following.

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

6. Application No: P/00788/18 Alt Ref: TCP/33064/B
Parish(es): Ryde Ward(s): Ryde East
Location: Cawsand, 127 West Hill Road, Ryde, Isle Of Wight, PO331LW
Proposal: Proposed raised patio terrace and landscaping to rear garden
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00788/18>

Under delegated powers the Ryde Town Council Clerk in agreement with the chairman submitted the following.

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

7. Application No: P/00790/18 Alt Ref: LDC/14166/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 31 John Street, Ryde, Isle Of Wight, PO332PZ
Proposal: Lawful Development Certificate for continued mixed use of building as HMO (House of Multiple Occupancy) and self contained dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00790/18>

Application withdrawn.

8. Application No: P/00789/18 Alt Ref: LBC/14950/D
Parish(es): Ryde Ward(s): Ryde North West
Location: 44 Spencer Road, Ryde, Isle Of Wight, PO333AD
Proposal: LBC for reconstruction of four chimney stacks
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00789/18>

Under delegated powers the Ryde Town Council Clerk in agreement with the chairman submitted the following.

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

Week Commencing 27th July 2018

9. Application No: P/00808/18 Alt Ref: TCP/33532
Parish(es): Ryde Ward(s): Ryde South
Location: 53 Harding Road, Ryde, Isle Of Wight, PO331EQ
Proposal: New front boundary fence 1.8m in height
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00808/18>

Under delegated powers the Ryde Town Council Clerk in agreement with the chairman submitted the following.

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

Week Commencing 3rd August 2018

10. Application No: P/00865/18 Alt Ref: TCP/19694/A
Parish(es): Ryde Ward(s): Ryde East
Location: 30 Marina Avenue, Ryde, Isle Of Wight, PO331NJ
Proposal: Single storey side extension and cladding to elevations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00865/18>

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

11. Application No: P/00830/18 Alt Ref: TCPL/27362/B
Parish(es): Ryde Ward(s): Ryde North West
Location: 32a, Union Street, Ryde, Isle Of Wight, PO33
Proposal: Conversion of 1st and 2nd floors to form 5 self contained flats
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00830/18>

RESOLVED – Ryde Town Council does not object to the proposal subject to the comments of the Conservation Officer.

12. Application No: P/00831/18 Alt Ref: LBC/27362/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 32a, Union Street, Ryde, Isle Of Wight, PO33
Proposal: LBC for alterations required in connection with formation of self-contained flats
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00831/18>

RESOLVED – Ryde Town Council does not object to the proposal subject to the comments of the Conservation Officer.

13. Application No: P/00857/18 Alt Ref: TCP/04137/H
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: The Bungalow, Quarr Hill, Ryde, Isle Of Wight, PO334EH
Proposal: Demolition of dwelling and outbuildings; proposed dwelling with parking and associated landscaping
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00857/18>

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

14. Application No: P/00845/18 Alt Ref: TCPL/23415/E
Parish(es): Ryde Ward(s): Ryde North West
Location: Berwick Lodge, Augusta Road, Ryde, Isle Of Wight, PO33
Proposal: Proposed new porch
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00845/18>

RESOLVED – Ryde Town Council does not object to the proposal subject to the comments of the Conservation Officer.

15. Application No: P/00846/18 Alt Ref: LBC/23415/D
Parish(es): Ryde Ward(s): Ryde North West
Location: Berwick Lodge, Augusta Road, Ryde, Isle Of Wight, PO33
Proposal: LBC for proposed new porch
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00846/18>

RESOLVED – Ryde Town Council does not object to the proposal subject to the comments of the Conservation Officer.

16. Application No: P/00848/18 Alt Ref: TCP/33537
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Danehurst Cottage, Pitts Lane, Ryde, Isle Of Wight, PO333SX
Proposal: Demolition of extension: proposed two storey rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00848/18>

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

Week Commencing 10th August 2018

17. Application No: P/00859/18 Alt Ref: TCP/33547
Parish(es): Ryde Ward(s): Ryde West
Location: G & M Jewellery 122 and 123, High Street, Ryde, Isle Of Wight, PO33
Proposal: Change of use of part of 123 High Street from retail to workshop including internal alterations; alterations to shop front
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00859/18>

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

18. Application No: P/00880/18 Alt Ref: TCP/16369/E
Parish(es): Ryde Ward(s): Ryde North East
Location: land at, Marymead Close, Ryde, Isle Of Wight, PO33
Proposal: Proposed flood defence wall
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00880/18>

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

19. Application No: P/00889/18 Alt Ref: TCP/14166/B
Parish(es): Ryde Ward(s): Ryde North West
Location: 31 John Street, Ryde, Isle Of Wight, PO332PZ
Proposal: Continued use of property as one flat and a HMO (House of Multiple Occupancy)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00889/18>

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

Week Commencing 17th August 2018

20. Application No: P/00904/18 Alt Ref: TCP/24333/B
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: 28 Colenutts Road, Ryde, Isle Of Wight, PO333HT
Proposal: Proposed side extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00904/18>

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

21. Application No: P/00910/18 Alt Ref: TCP/17559/K
Parish(es): Ryde Ward(s): Ryde South
Location: 91-93B High Street, Ryde, Isle Of Wight, PO33
Proposal: Approval of reserved matters on P/01203/17 for landscaping
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00910/18>

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

22. Application No: P/00916/18 Alt Ref: TCP/01031/K
Parish(es): Ryde Ward(s): Ryde East
Location: land adjacent 22 and, rear of 12, 14 and 16, Marlborough Road, Ryde, Isle Of Wight, PO33
Proposal: Outline for 5 dwellings and access road
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00916/18>

RESOLVED – Ryde Town Council objects to the proposal on the following grounds:

- 1. There is no ecology report accompanying this application so the effect on the wildlife within the site cannot be assessed contrary to policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.**
- 2. The measures contained within the tree report to protect the trees were seen to be insufficient without the correct controls in place contrary to policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.**
- 3. There was no Island Roads recommendation regarding the vehicular access to the site contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.**

23. Application No: P/00921/18 Alt Ref: TCP/17841/B
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: 44 Mitchells Road, Ryde, Isle Of Wight, PO333JA
Proposal: Demolition of outbuilding; proposed single storey side extension; timber fence
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00921/18>

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

24. Application No: P/00930/18 Alt Ref: TCP/01013/C
Parish(es): Ryde Ward(s): Ryde North West
Location: 27 Westwood Road, Ryde, Isle Of Wight, PO333BJ
Proposal: Variation of condition 3 on P/01539/17 to allow for bathroom window to be openable and hinged on bottom sill.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00930/18>

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

433/18

PLANNING APPEALS

None

PLANNING DECISIONS**Week ending 6th July 2018****Application No: P/00550/18**

Location: Woodlands, Quarr Road, Ryde, Isle Of Wight, PO334EL

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed enlargement of existing dormer window

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Application No: P/00574/18

Location: 88 High Park Road, Ryde, Isle Of Wight, PO331BZ

Parish: Ryde Ward: Ryde East

Proposal: Proposed two storey side extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Application No: P/00477/18

Location: 81 George Street, Ryde, Isle Of Wight, PO332JF

Parish: Ryde Ward: Ryde North East

Proposal: New timber studio for growth of existing yoga and pilates classes

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Application No: P/00222/18

Location: land adjacent to 17, Winston Avenue, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde West

Proposal: Proposed 2no. flats (revised application form - section 25 (certificates))(readvertised application)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Week ending 13th July 2018**Application No: P/00590/18**

Location: Boulders Mead, Quarr Road, Ryde, Isle Of Wight, PO334EL

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed single storey extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Application No: P/00376/18

Location: land rear of 42 and 42A, Green Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde West

Proposal: Proposed detached dwelling (revised scheme) (revised plans) (revised description)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council objected to the revised scheme on the following grounds.

There is still no provision for off road parking for cars or cycles within this application which falls outside the Town Centre boundary.

The parking provision SPD requires the inclusion of parking for 1 car and 1 cycle space.

This development is immediately next to an electricity substation and the effects of this have not been considered within the application.

Week ending 20th July 2018

None

Week ending 27th July 2018

Application No: P/00591/18

Location: 20 Monkton Street, Ryde, Isle Of Wight, PO332BZ

Parish: Ryde Ward: Ryde North East

Proposal: Proposed orangery at rear of dwelling

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Application No: P/00592/18

Location: 20 Monkton Street, Ryde, Isle Of Wight, PO332BZ

Parish: Ryde Ward: Ryde North East

Proposal: LBC for proposed orangery at rear of dwelling

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Application No: P/00585/18

Location: 25 Westfield Park, Ryde, Isle Of Wight, PO333AB

Parish: Ryde Ward: Ryde North West

Proposal: Proposed balcony with railings; picture window

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Week ending 3rd August 2018

Application No: P/00715/18

Location: 4 Arnold Road, Ryde, Isle Of Wight, PO333RJ

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed two storey side extension and single storey rear extension
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Application No: P/00631/18

Location: Fallowfield Rest Home, 14 Great Preston Road, Ryde, Isle Of Wight, PO331DR

Parish: Ryde Ward: Ryde East

Proposal: Change of use from residential care home to provide 14 supported living units with shared facilities.

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Application No: P/00633/18

Location: W Hurst & Son (IW) Ltd, 26-27 Union Street, Ryde, Isle Of Wight, PO332DT

Parish: Ryde Ward: Ryde North West

Proposal: Change of use from a first and second floor flat to provide storage accommodation for W. Hurst & Son (IW) Ltd

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Application No: P/00703/18

Location: Appley Beach Cafe, Appley Lane, Ryde, Isle Of Wight, PO331ND

Parish: Ryde Ward: Ryde East

Proposal: Proposed single storey extension (revised scheme)

Decision:

Reasons: Refuse Plan Perm (or not issue Cert)

1. The proposed development would have an unacceptable and detrimental impact on high amenity trees which could result in their loss. The application therefore fails to comply with the requirements of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

Ryde Town Council objected to this proposal on the grounds that the measures being suggested within the application to protect the tree were considered insufficient contrary to planning policy SP5. In addition the very close proximity of the tree in relation to the building did not sit well within the context of the surrounding park contrary to planning policy DM2 Design Quality for New Development.

Week ending 10th August 2018

Application No: P/00642/18

Location: 77 Marlborough Road, Ryde, Isle Of Wight, PO331AF

Parish: Ryde Ward: Ryde East

Proposal: Proposed garage with access off Circular Road

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

Application No: P/00677/18

Location: 88 Pellhurst Road, Ryde, Isle Of Wight, PO333BS

Parish: Ryde Ward: Ryde West

Proposal: Demolition of existing substandard rear additions; new single storey rear extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00731/18

Location: Flat 2, 15 Partlands Avenue, Ryde, Isle Of Wight, PO333DS

Parish: Ryde Ward: Ryde West

Proposal: Demolition of existing conservatory; new garden room extension (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal.

435/18 **PLANNING APPEAL DECISIONS**

None.

436/18 **TREE DECISIONS**

Protection **Trees in Tree Preservation Order TPO/2009/29 G2**

Location **Sherbourne Centre, Sherbourne Avenue, Ryde,**

Consent for the following:

Consent to coppice fell the oak tree as detailed in the application

Reason: The tree in question is collapsing on to the adjacent shed.

Protection **Trees in Tree Preservation Order TPO/1949/1 G6**

Location **Land adjacent to road opposite 7 Kentstone Court**

Consent for the following:

No objection to the felling of 4 cypress trees as detailed in the application.

Protection **Trees in Tree Preservation Order TPO/1974/1 A1**

Location **2 Ampthill Road, Ryde,**

Refusal for the following:

The holm oak tree detailed in the application is of high amenity and important to the areas arboreal character and verdant amenity. The request to remove tree is

justified on the basis that it is damaging the drive and could be undermining the foundations of the house. No evidence has been submitted with the application to demonstrate that this is the case. As such it is felt that the reasoning given to remove the tree is insufficient. For this reason the council cannot justify the trees removal at this time.

Allowances of lesser works:

Whilst on site it was noted the tree has a low crown and extends out over the drive making it unbalanced. For this reason it is felt that to ensure the tree is not a nuisance the crown can be raised to 5 metres and the overextended limbs growing out over the drive can be reduced back into the crown to give it a more natural form.

437/18 **LICENSE APPLICATIONS**

None.

438/18 **LICENSE DECISIONS**

None.

439/18 **ISLAND PLANNING STRATEGY WORKING GROUP**

RESOLVED – The committee noted the minutes of the Working Group meetings held on 25th July 2018 and 1st August 2018.

440/18 **PUBLIC REALM BUDGET APPLICATIONS**

The Clerk informed the committee that 2 applications had been received for public realm funding which they would need to consider.

1. Relocation of public seating, bottom of Binstead Hill/ Pitts Lane
RESOLVED – The committee decided to approve this application.
2. Planters and seating at Ryde Esplanade bus Station.
RESOLVED – The committee decided to approve this application.

441/18 **TRAFFIC REVISION ORDER**

The Clerk informed the committee that the consultation period for this proposal had finished on 3rd August 2018 so the committee were unable to comment on this occasion.

442/18 **ANNUAL REGENERATION CONFERENCE**

Cllr Wakeley reported that the conference was useful and gave a good insight into how the Regeneration Strategy was moving.

443/18 **PEDESTRIANISATION OF THE HIGH STREET**

The Clerk informed the committee that the scheme had finally been fully approved and was now with Island Roads to go through their consultation process. Cllr Moody informed the committee that there was a meeting on Friday at the Council Chambers to discuss pedestrianisation. Cllr Wakeley asked about the nature of the meeting, was it to be a public meeting? The issue was raised that quite separately from Island Roads statutory consultation Ryde Town Council may wish to conduct their own consultation.

444/18 **DATE OF NEXT MEETING**

RESOLVED - The next Planning Committee meeting will be held on the 11th. September 2018.