



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 4th OCTOBER 2011 AT TOWN HALL CHAMBERS
10, LIND STREET, RYDE**

Present: Councillors Conrad Gauntlett, Graham Pearce, Debbie Taylor and Tim Wakeley (Chairman)

Also Present: Mr and Mrs D.Moore

In attendance: David Mellor.

172/11 APOLOGIES

Apologies were received from Councillor David Woodward.

173/11 DECLARATIONS OF INTEREST

Councillor Conrad Gauntlett declared a personal interest in minute 169/11 dated 19th September regarding the Pennyfeathers Development as he lived opposite to the site. Councillor Gauntlett also declared an interest in the Licensing application for the renewal of the Farmers' Market, as he was a member of the Market.

174/11 MINUTES

RESOLVED that the minutes of the Planning Committee held on 19th September 2011 be approved as a true and accurate record of the meeting and signed by the Chairman.

175/11 PROGRESS ON ACTION TAKEN

Pennyfeathers Development.

At the last meeting it was asked that the Planning Officer be asked to address the Committee on what evidence and need there is to support this level of development and who is likely to occupy it and what schools, employment and infrastructure will be needed to serve the development. Mr Mike Gildersleeves had replied stating that the IW Council Core Strategy sets out a broad distribution of residential development and the work done indicates that they should plan for 1,900 new dwellings within the

Ryde Key Regeneration Area, which will be the subject of a separate Area Action Plan (AAP).

It is the position of the IW Council that should the owner of the site wish to bring this development forward in advance of the AAP, he should seek his own advice from his planning agent in respect of ongoing work he may be commissioning in advance of both the formal examination of the Core Strategy and the subsequent detailed work on the Ryde AAP that any work undertaken in advance of the CS and detailed work of the AAP would be at his own risk. As part of any application being presented in advance of the AAP, the "Pennyfeathers" application would need to provide a robust justification to demonstrate the need for the numbers proposed and why it is the most appropriate site, given that other alternatives exist, in addition to demonstrating that in bringing it forward before the AAP it would not prejudice the overall aims of the AAP.

The Committee felt that information will be required on the demographics associated with the housing waiting lists on the Island and particularly in the Ryde area regarding age groups, families, single people and their housing requirements and need. Regarding the core strategy target of 1,900 houses and the use of Greenfield sites members were aware that the final strategy document was awaited and

RESOLVED that the Planning Officer be asked what percentage of existing housing stock is currently unoccupied and whether the capacity of "brownfield" sites has been identified for housing use ?

Licensing – Farmers' Market.

An application had been received to renew the annual street trading licence for the Farmers' Market in the Town Square by the Co-op Store on Saturday mornings.

RESOLVED that no objection be made.

176/11 PLANNING APPLICATIONS

1. P/01122/11 – TCP/30722 (N.E. Ward)

Flat 2, Lainston Grange, Appley Rise, Ryde.

Alterations to fenestration at 1st floor level on rear elevation, provision of new raised deck area with stairs and Juliet balcony on rear elevation, summer house.

RESOLVED that Ryde Town Council supports the objections of other residents of the building and considers this proposal to be an inappropriate development in the St. John's Conservation Area with decking of a size and design which does not take account of the nature of Lainston Grange and which would cause reduced light and privacy to other residents. It is also felt that the report of the applicant as to the condition of the Horse Chestnut Tree numbered T1 on the submitted plan and requesting its felling, should be the subject of specialist opinion.

2. P/01218/11 – TCP/08777/R (E. Ward)

Ryde Demolition, 17, St Johns Hill, Ryde.

Demolition of buildings, residential development comprising 10 dwellings, vehicular access, parking and bin store.

RESOLVED that no objection be made.

3. P/01271/11 – TCP/16485/D (N.E. Ward)

National Grid Site, off Park Road, Ryde.

Proposed mixed development comprising 13 houses (2 pairs of semi-detached houses and 3 terraces of 3 houses) 5 live-n work employment units and a 3 storey office building, associated parking and hard and soft landscaping, formation of vehicular access (revised scheme)

RESOLVED that the comments made by Ryde Town Council in May 2011 in respect of application P/00519/11 for this site be re-stated, particularly the following which are primarily concerned with the risk from flooding:

“As the site is on the Monkton Mead Flood Plain Zone 3 and has been prone to flooding, Ryde Town Council seeks assurances that a flood risk assessment will be made and any recommendation therefrom complied with so that no building work shall commence on the site until the drainage authority is satisfied that adequate arrangements have been put in place to deal with surface water run off at critical times, including the provision of attenuation tanks of sufficient capacity to store flood water for later release by gravity and/or pumping into the Monkton Mead Brook. The Town Council would definitely not wish to see the site flooded if developed.”

The Town Council has given very careful consideration to both applications and to a copy of a letter to the Planning Office from Mr A. Niemiec of Monkton Street on flooding and other issues and the Council requests clear evidence that the proposal will not aggravate existing drainage conditions and problems downstream in Simeon Street, The Strand, Rink Road, Park Road and Westhill Road. There are deep concerns over this issue and whilst the application shows the Environment Agency Flood Plain limits as only affecting the SW corner of the site which will not be built on, the copy of this Environmental Agency plan is reproduced at a very small scale and it is difficult to accurately compare it with the site shown on the submitted plan.

Furthermore, there has to be specialist engineering opinion as to the necessary capacity of the proposed floodwater storage tanks and the Town Council requests the Planning Authority to give serious consideration to ensuring that these tanks can cope adequately with any drainage problems that may arise on this site and downstream and if this cannot be done and the developer's management plans and proposed methods of dealing with surface water run off and groundwater are inadequate it feels that planning permission should be refused.

Councillor Graham Pearce declared a personal interest in this application as he owned business premises downstream of the site.

4. P/01219/11 – LBC/09474/D (N.W. Ward)

Flat A, 6, John Street, Ryde.

LBC for internal alterations to include removal of wooden floor, skirting boards, door lining to bedroom, laying of concrete floor, repair plaster and replace skirting boards, door lining and mouldings.

RESOLVED that no objection be made, subject to any comments from the Conservation Officer.

5. P/01236/11 – TCP/08917/J (N.E. Ward)

St. Cecelia's Abbey, Appley Rise, Ryde.

Siting of photovoltaic solar panels to roof of building within infirmary courtyard.

RESOLVED that no objection be made.

6. P/01246/11 – TCP/27922/B (N.W. Ward)

28, Buckland Gardens, Ryde.

Alterations, single storey extension to form gym, link corridor and enlarge garage, new pitched roof, dormer window on rear elevation, new deck area.

RESOLVED that no objection be made,

7. P/01264/11 – LBC/18847/K (N.W. Ward)

Ryde Tandoori, 45, Union Street, Ryde.

LBC for internal alterations for the installation of dumbwaiter.

RESOLVED that no objection be made, subject to any comments from the Conservation Officer.

8. P/01285/11 – TCP/13737/B (Binstead Ward)

19, Newnham Lane, Ryde.

Alterations, replacement of enlarged roof to provide accommodation within roofspace to include dormer window on side elevation.

RESOLVED that no objection be made.

9. P/01305/11 – A/01482/D and P/01306/11 – LBC/09069/K (N.W. Ward)

38, Union Street, Ryde.

Consent and LB Consent for non-illuminated name plate, 2 non-illuminated panel signs and internal alterations.

RESOLVED that no objection be made.

177/11 PLANNING DECISIONS

The following planning decisions made by the IW Council together with the comments of the Town Council during the application process were noted.

1. P/00953/11 & P/00954/11 (LBC) 40, St Thomas Street, Ryde.
Alterations and conversion of property from bedsits to form 5 flats.
APPROVE (TC no objection subject to comments of Conservation Officer 8.8.11)

2. P/00902/11 – 17, Winston Avenue, Ryde and land adjacent.
Demolition of single storey extension, proposed single storey rear extension to form dining room, dormer window on rear elevation to no 17 and erection of proposed end of terrace house.
APPROVE (TC no objection 8.8.11)

3. P/01056/11 – 79, Wellington Road, Ryde.
Alterations to convert existing garage into utility room and shower room.
APPROVE (TC no objection 22.8.11)

4. P/01044/11 – 159, High Street, Ryde.
Internally illuminated fascia sign and illuminated hanging sign.
APPROVE (TC OBJECT as illuminated signs not in keeping with the conservation area 8.8.11)

178/11 HIGHWAYS – ZEBRA CROSSING IN DOVER STREET

It was proposed to site a zebra crossing in Dover Street outside the entrance to Dover Park Primary School. Highways officers have had discussions with the School to ascertain that this is the most appropriate position and following site visits and pedestrian surveys they are in support.

RESOLVED that this proposal be agreed.

179/11 DATE OF NEXT MEETING

The next meeting will be held on Monday 17th October 2011.

The meeting ended at 8.08 pm.

Signed Dated