



**RYDE  
TOWN COUNCIL**

Town Hall Chambers  
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PO33 2NQ

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15<sup>th</sup> November 2016

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE  
(Copies to all other members of the Council).

Dear Councillor,

You are hereby requested to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **TUESDAY 22<sup>nd</sup>. November 2016** at the **Town Council Offices at 10 Lind Street, Ryde** commencing at **7pm**. for the purpose of transacting the business set out in the agenda below.

Yours sincerely,

Chris Turvey  
Planning Clerk

## **PUBLIC QUESTION TIME**

To receive and consider questions submitted by members of the public (limited to a maximum of 15 minutes)

### **1. APOLOGIES**

To receive apologies for absence.

### **2. DECLARATIONS OF INTEREST**

To receive any declarations of pecuniary or non-pecuniary (personal) interests relating to items on the Agenda.

### **3. MINUTES**

To take as read and confirm as accurate the minutes of the meeting held on 1<sup>st</sup> November 2016.

### **4. PROGRESS ON ACTION TAKEN**

To update the Committee on actions taken.

- **Meeting with owners of Ryde Theatre**
- **Vectis House**
- **Damage to Pillar on St Thomas's Street Church**
- **Wight Carting Advertising Banner**
- **Pennyfeathers Planning**

### **5. MEMBERS' QUESTIONS**

To receive any questions from members.

### **6. PLANNING APPLICATIONS**

#### **Week Commencing 4<sup>th</sup> November 2016**

1. Application No: P/00760/16 Alt Ref: TCP/11098/A

Parish(es): Ryde Ward(s): Ryde East

Location: land south of Westridge Farm, and to rear of 10 to 38 Circular Road, off Hope Road, Ryde, Isle Of Wight, PO33

Proposal: Proposed residential development of 80 dwellings, and associated access roads, public open space, attenuation ponds and infrastructure (re-advertised application)(additional highway/parking and ecology information submitted)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00760/16>

2. Application No: P/01205/16 Alt Ref: LBC/06374/E  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 11 Vernon Square, Ryde, Isle Of Wight, PO332JG  
Proposal: External alterations to remove cement render and replace with lime render (readvertised)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01205/16>
3. Application No: P/01378/16 Alt Ref: TCP/20629/A  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 77 Newnham Road, Ryde, Isle Of Wight, PO333TE  
Proposal: Demolition of porch; alterations; proposed rear extension and porch  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01378/16>
4. Application No: P/01395/16 Alt Ref: TCP/09749/T  
Parish(es): Ryde Ward(s): Ryde North West  
Location: land to rear of 24 and 24a Union Street, fronting, Union Road, Ryde, Isle Of Wight, PO33  
Proposal: Proposed dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01395/16>
5. Application No: P/01377/16 Alt Ref: TCP/15929/D  
Parish(es): Ryde Ward(s): Ryde East  
Location: land rear of 7 and 8, Hope Road, Ryde, Isle Of Wight, PO33  
Proposal: Proposed dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01377/16>
6. Application No: P/01401/16 Alt Ref: TCP/03314/A  
Parish(es): Ryde Ward(s): Ryde East  
Location: 113 Marlborough Road, Ryde, Isle Of Wight, PO331AW  
Proposal: Proposed single storey front extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01401/16>
7. Application No: P/01408/16 Alt Ref: TCP/23349/A  
Parish(es): Ryde Ward(s): Ryde West  
Location: Land on corner of Ratcliffe Avenue and, Swanmore Road, Ryde, Isle Of Wight, PO33  
Proposal: Prior notification for 12.5 metre high telecommunications column; removal of nearby column; installation of 3 equipment cabinets.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01408/16>

### **Week Commencing 11<sup>th</sup>. November 2016**

8. Application No: P/01430/16 Alt Ref: TCP/23705/A  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Solent Court, Esplanade, Ryde, Isle Of Wight, PO33  
Proposal: Replacement windows and french doors  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01430/16>
9. Application No: P/01428/16 Alt Ref: TCP/03663/H  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Bombay Palace, Appley Rise, Ryde, Isle Of Wight, PO331LE

Proposal: Variation of conditions 5 and 6 on P/00595/07 - TCP/03663/F to allow alterations to opening hours and hours for provision of takeaway food  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01428/16>

**10.** Application No: P/01441/16 Alt Ref: TCP/28799/D  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 3 Gordon Close, Ryde, Isle Of Wight, PO333RB  
Proposal: Demolition of garage, lean-to and shed; proposed end of terrace house with parking  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01441/16>

### **Week Commencing 18<sup>th</sup>. November 2016**

**11.** Application No: P/01400/16 Alt Ref: TCP/06604/L  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 66 Union Street, Ryde, Isle Of Wight, PO332LG  
Proposal: Change of use from A1 (retail) to A3 (café)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01400/16>

**12.** Application No: P/01454/16 Alt Ref: TCP/30217/C  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 22 Buckland Gardens, Ryde, Isle Of Wight, PO333AG  
Proposal: Demolition of dwelling and garage; replacement dwelling; alterations to vehicular access (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01454/16>

## **7. PLANNING REVISIONS**

None.

## **8. PLANNING APPEALS**

None

## **9. PLANNING DECISIONS**

### **Week of 28<sup>th</sup>. October 2016**

#### **Application No: P/01187/16**

Location: Binstead Community Association, Coniston Avenue, Ryde, Isle Of Wight, PO333SB

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Alterations to front elevation to include formation of entrance doors

Decision: Granted Plan Permission (or issue Cert)

### **Ryde Town Council does not object to this application**

#### **Application No: P/01049/16**

Location: land adjoining 36, Newnham Road, Ryde, Isle Of Wight, PO33 3TE

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed dwelling and detached garage; formation of vehicular access

(revised plans)( Tree Report received)(readvertised application)  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to these proposals subject to an appropriate condition that ensures a reduction in surface water runoff from this site.**

**Conditions**

Development shall not commence until details of the facilities to be provided for the disposal of surface water from the development has been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied or brought into use until the approved drainage works have been carried out and completed in accordance with the approved details.

Reason: To ensure adequate provision would be made for on-site drainage to serve the development in accordance with the aims of policies DM2 (Design Quality for New Development) and DM14 (Flood Risk) of the Island Plan Core Strategy.

**Application No: P/01183/16**

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

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed two storey extension on rear elevation to provide additional living accommodation; alterations

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this application subject to there being no further development on this site which would be considered overcrowding.**

**Application No: P/01127/16**

Location: former Harcourt Sands Holiday Park, Puckpool Hill, Ryde, Isle Of Wight, PO331PJ

Parish: Ryde Ward: Ryde East

Approval of reserved matters for appearance and landscaping on P/00573/15 - TCP/17977/K for 35 units

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this application**

**Week of 4<sup>th</sup>. November 2016**

**Application No: P/01211/16**

Location: 102 High Park Road, Ryde, Isle Of Wight, PO331BZ

Parish: Ryde Ward: Ryde East

Proposal: Lawful Development Certificate for proposed conversion of garage to dining room; alterations

Decision: Granted Plan Permission (or issue Cert)

**Application No: P/00985/16**

Location: Barclays Bank Plc, 7-8 High Street, Ryde, Isle Of Wight, PO332PN

Parish: Ryde Ward: Ryde North West

Proposal: Installation of 3 condensing units; repair of roofs; replacement of roof gutters and downpipes (revised plans) (revised description).  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this application**

**Week of 11<sup>th</sup>. November 2016**

**Application No: P/01234/16**

Location: St David's, 1 Somerset Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde East

Proposal: Proposed change of use from salon and 2 bedroom flat to 4 bedroom detached dwelling

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this application**

## **10. TREE DECISIONS**

**Location 16 Melville Street, Ryde, Isle of Wight, PO33**

No objection to the following:

Consent to reduce the two magnolia, located as described in the application, by one third of their current crown size. This being a reduction of no greater than 1m from the extremities of the canopy backs to strong growth points at least one third the diameter of the adjacent pruning point.

Reason: The trees are obscuring a street light and windows of the property.

**Location Church Lane, Ryde**

No objection to the following:

T1 Sycamore – Situated as detailed in the application to remove.

Reason: To remove a tree that is causing physical damage to the road.

**Location Land adjacent 36 Sherbourne Avenue, Ryde PO33 3PX**

Consent for the following:

Consent to the fell the trees described in the application to near ground level.

Reason: It has been demonstrated that in the balance of probabilities the trees are undermining the building and causing the subsidence.

## **11. LICENSE APPLICATIONS**

**Street Furniture Application**

**Highways Act 1980 Section 115E**

Application for: **Street Furniture Permit for Costa, High Street, Ryde**

## **12. LICENSE DECISIONS**

The Street Furniture Permit for Sugar & Ice, 179 High Street, Ryde has now been agreed and issued.

**13. AGENDA ITEM 13**

**Consultations on Parking Provision for new developments.**

**14. AGENDA ITEM 14**

**Consultation on Waste Storage for new developments**

**15. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **13th. December 2016**

## **Agenda Item 13**

### **Consultation on 'Guidelines for Parking Provision as Part of New Developments' SPD**

#### **Background**

- 1.0 The Isle of Wight Council has not, since the introduction of the Island Plan, had a formal mechanism for setting out the expected standards for parking in new development proposals and have relied on national and un-adopted local guidance in negotiations with developers.
- 2.0 The purpose of this SPD is to give developers 'clear direction' on what the Isle of Wight Council expects to see provided as part of new developments. It does not cover issues such as public car parking provision, charges and parking permits as these issues will be addressed through the IWC's Parking Strategy.
- 3.0 The main thrust of National policy is that sustainable locations should have reduced parking burdens but that if the developer wants to provide additional parking then they are welcome to do so.

#### **When will parking provision be required?**

- 4.0 The Isle of Wight Council is proposing simple two-zone approach towards parking standards:
  - Areas within the town centre boundary
  - Areas not in the town centre boundary
- 5.0 Areas within the Town Centre Boundary WILL NOT BE EXPECTED TO PROVIDE PARKING PROVISION AS A MATTER OF COURSE.
- 6.0 Areas not in the Town Centre Boundary will be expected to provide parking provision in accordance with set guidelines.

#### **Set guidelines**

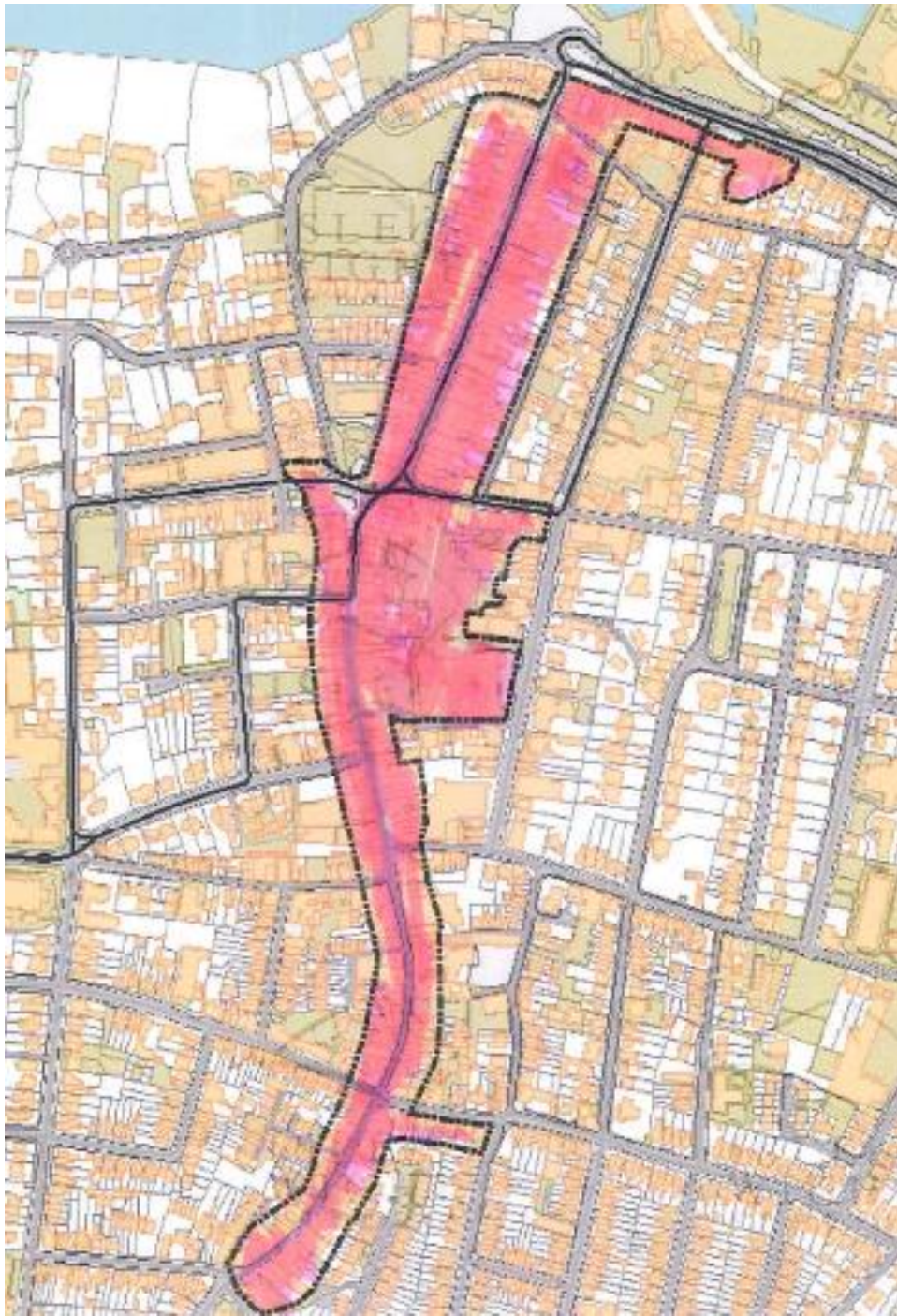
- 7.0 If you want to propose parking that is different to the guidelines published by the IWC then you have to complete and submit a parking provision assessment.
- 8.0 The parking provision assessment should be proportionate to the size of the scheme.
- 9.0 A local photographic survey should be carried out for 5 days (7am, midday and 7pm)
- 10.0 All developments that generate significant amounts of movement need to submit a Transport Assessment.



11.0 The guidelines are set out in Appendix 1 to the SPD.

## Comments

- 12.0 The title of the document should not include the word 'guidance' as it does not send the correct message to developers
- 13.0 Page 4 – remove the words 'reliance on Newport for retail and employment opportunities' as this sends out the wrong message about sustainable transport patterns
- 14.0 The use of Town Centre Boundaries as the deciding factor on whether a development is in a sustainable location is considered flawed. The Town Centre boundary of Ryde is linear and something at the top end of Melville Street is just as accessible to the town centre as the butchers at the top of the town.
- 15.0 The local photographic evidence needs to be undertaken in term time and also where possible in summer time (2 periods) to reflect the difference the tourists make to parking on the island.
- 16.0 The IWC reference 'junctions already modelled to be approaching or exceeding capacity'. These are not readily identifiable and could be provided in the form of a website link.
- 17.0 There are not transport assessment requirements set out for the following uses, c2, c3 with a holiday restriction, hotels
- 18.0 What evidence are the LPA backing up their assessment of number of parking spaces required on – have they compared these to recent developments approved or applications currently awaiting to be determined to consider if they have got the balance right?
- 19.0 It should not be for the developer to determine the level of shared parking on site
- 20.0 The tables need cross referencing against recently approved developments in all sectors as there seems to be some element of copying and pasting (For example – Older persons housing (active elderly with warden control) – there seems to be no provision set aside for warden parking.
- 21.0 There seems to be no requirement for staff parking on tourism sites
- 22.0 Has the education facilities requirements been checked against recently approved schemes?
- 23.0 The document states that 'it is important that proper consideration is given to providing spaces for disabled people'. Whilst this is welcomed there will be no enforceability of this if the requirements can be provided 'on plot' at the discretion of the developer with the result being that no disabled visitor spaces are provided.
- 24.0 The document refers to the council 'encourages' developers to assist with catering for future electric vehicles. However in the document there is no fiscal incentive and there also is no absolute requirement rather a 'encourage'. Without a direct requirement or a justification being provided why developers cannot provide this will not be delivered and therefore is meaningless.



## **Agenda Item 14**

### **Report on the Guidelines for Recycling and Refuse Storage in New Development Consultation Draft**

The IW Council have produced the draft Guidelines for Recycling and Refuse Storage in New Development and have sent them out for consultation. Any comments on the consultation are to be in by 12 December.

This consultation seeks to introduce an SPD which controls the provision of waste storage via planning legislation on new development by specifying various controls as follows.

1. Internal Storage
2. External Storage
3. Commercial Development
4. Means of access by collection vehicles

#### **Internal Storage**

The requirement as set out in the report is as follows

In developments with external space for bin storage or internal communal bin store, it is expected that developers will provide in each dwelling an allocated internal spatial capacity of **up to** 100 litres within the kitchen area of a dwelling.

In developments that have no external space or internal communal bin storage, it is expected that developers will provide in each dwelling an allocated internal spatial capacity of **up to** 100 litres within the kitchen area of a dwelling. In addition to this, secure recycling and waste storage must be allocated for the full aggregated capacity of the dwelling.

#### **External Storage**

It is required that developments are designed with sufficient external storage facilities for each dwelling or secure internal communal storage facilities that allow for adequate access and sufficient containers to be provisioned for all occupants to participate in the separate collection of recycling food and waste.

Bin storage areas are required to be designed for the potential maximum occupancy of the dwelling(s) to allow for flexibility in living arrangements.

It is **recommended** that buildings with more than four dwellings, external communal recycling and refuse storage facilities are provided.

## **Commercial Development**

Commercial developments and conversions should design independent recycling and waste storage facilities for each commercial unit.

Catering units, restaurants, holiday lets and hotels must include suitable storage provision for both food waste and cooking oil.

Every development should have sufficient storage allocated to allow 50% of the commercial waste produced to be recycled or composted. As a guideline, the following storage space should be provided **within** commercial premises, of which 50% must be allocated to recycling and composting:

### **Means of access by collection vehicles**

To enable sufficient highway access for collection services the minimum carriageway width should be 5m.

For communal bin stores there must be a pathway between the storage area and vehicle collection point that must:

- Be free of steps or kerbs
- Have a solid foundation
- Have a smooth continuous finish (i.e. not cobbled)
- Have no greater gradient than 1:12
- Be a minimum of 2m wide.

Bins should not be stored any greater than 10m from the kerbside.

When considering waste vehicle movements, the need to reverse or conduct complete 360 degree turns should be designed out. If reversing is necessary Collection Vehicles should not be required to reverse more than 12m.

Consideration must be given to the positioning of communal bins within bin stores to ensure ease of access for both residents and recycling and refuse collection crews. Communal Bin stores should not be planned for bins to be placed at a double depth. Residents must be able to access bins from the long length opening side of the bin.

### **Comments:**

There is a lack of provision or flexibility in the consultation for new small 1 and 2 unit developments which are commonly found in built up areas, above shops in town centres or along already existing narrow roads.

There is no clarity, provided by this document, on where it is expected that secure recycling and waste storage will be provided for in these small developments that have no external space.

This approach does not tie in with the direction of travel currently being taken by the IWC on the AAP's. There is an implicit intention within the AAP's to kick start regeneration through the return to active use of empty dwellings above shops.

These developments are likely to be of one and two units and currently (under these proposed guidelines) if there was no space to provide externally the proposed storage, it would have to provide, within the building, an area capable of storing almost 450ltrs. of waste in addition to the up to 100ltrs in the kitchen. Please remember that collections are fortnightly and it is feasible that householders may have all of their allocation of waste within their property dependent on the day of the week.

Furthermore, the SPD does not confirm that if buildings cannot provide the proposed storage facilities whether this will be a reason for refusal of the application.

The Council have not confirmed that if their proposals are recommended but not adhered to then the applicant will have to make a 'waste storage statement' to accompany the application.

For commercial applications there may be a perfectly good provision for over 50% of waste materials outside of the premises in purpose built storage. This is a guideline, would it also need a 'waste storage statement' to accompany the application?

Existing developments may have access roads which do not match the proposed specification. Does this mean that further development using these access roads will not be permitted or will the applicant also need a "waste storage access statement" to accompany the application.

Furthermore, the use of the wording "up to 100 litres" allows developers to provide 1 litre worth of storage or none at all.