



RYDE

TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 15th March 2016 AT TOWN HALL CHAMBERS 10, LIND STREET, RYDE

Present: Cllr.T.Wakeley (Chair), Cllr.P.Warren (Deputy Chair),
Cllr.J.Moore, Cllr.H.Adams, Cllr.D.Woodward, Cllr.S.Stephens

In attendance: Peter Griffiths, Planning Clerk.
Chris Turvey, Administration

PUBLIC QUESTION TIME

Planning Agent Phil Salmon informed Councillors about a public presentation concerning a proposed development off Ashley Road, Ryde and handed out papers. It was agreed that any non-prejudicial comments were sent on an informal basis via the clerk prior to the scheme coming before the Planning Committee in due course.

1. APOLOGIES

Cllr.T.Wakeley formally introduced Cllr.Sandy Stephens as a new member of the Planning Committee and welcomed her on board. In addition Chris Turvey, has joined the Planning Committee as a Planning Administration Officer.

No apologies were received.

2. DECLARATIONS OF INTEREST

No declarations were received.

3. MINUTES

P/47/16 - The minutes for the 23rd February 2016 were confirmed as read and confirm as accurate and signed off.

4. PROGRESS ON ACTION TAKEN

The committee was read an update received from the Isle of Wight Council in connection with the Conservative Club, Lind Street. The Isle of Wight Council consider this case to be a low priority case and have informed the Town Council that they will expedite matters as soon as reasonable practicable.

The committee was informed that meetings had taken place in the previous week on site at Ryde Theatre and that work is still ongoing to the main floor, roof and bar area. Further updates will be provided as progress is made.

The committee was read an update received from the Isle of Wight Council in connection with the Royal York. The Isle of Wight Council have deemed that work has formally commenced on site and at this point in time a s215 notice is not considered proportionate. Work is ongoing inside the premises to enlarge the bedrooms and over the next few months that is considered the priority for the owner.

P/48/16 – Ryde Town Council resolved to keep these items on the agenda for regular consideration.

The committee was informed that it had received a response from the Planning Policy Team in respect of organising a meeting about the issues raised in connection with additional highways infrastructure requirements as part of discussions over the development of additional educational facilities at Ryde Academy.

The committee was informed that the Planning Policy Team did not consider it practicable to meet and confirmed that it was limiting its work on the Area Action Plan to those points outlined in AAP2 of the Core Strategy. The clerk informed the committee that point 17 of the AAP covered 'infrastructure' and that this included schools, highways and other matters.

P/49/16 – Ryde Town Council requested that the clerk makes contact with the Executive Member for Planning and Housing and requests a meeting to discuss infrastructure issues and the progress of the AAPs.

The committee was informed that initial works have been undertaken to clear a pathway in Swanmore Meadows prior to bird nesting season and that work was ongoing with Gift to Nature to draw up plans for the spending of s106 monies (circa £3000) on the next stage of improvement works to this area. Once more formal works have been undertaken a press release will be issued.

5. MEMBERS' QUESTIONS

Cllr.Woodward asked who owned the toilets in Lind Street. It was confirmed that they were owned by the IWC on a leasehold arrangement from the freeholders of the main Ryde Theatre building.

Cllr.Wakeley stated that he had been contacted regarding a person who was running a car sales/parts/motor establishment from an address in Osborne Road Ryde and parking a number of cars in the surrounding roads causing an amenity nuisance in the local area.

P/50/16 – Ryde Town Council requested that the clerk makes contact with the Isle of Wight Council Planning Enforcement Team, parking services, Island Roads and the Police to see what measures can be taken in this matter on behalf of residents.

6. PLANNING APPLICATIONS

Press list 26th February 2016

1. Application No: P/00124/16 Alt Ref: TCP/07460/H
Parish(es): Ryde Ward(s): Ryde South
Location: 10 Alfred Street, Ryde, Isle Of Wight, PO332TS
Proposal: Single storey extension to front and side elevations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00124/16>

P/51/16 - Ryde Town Council recommends approval of this application.

2. Application No: P/00160/16 Alt Ref: TCP/27346/C
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 9 Chapel Road, Ryde, Isle Of Wight, PO333RT
Proposal: Construction of end of terrace dwelling (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00160/16>

P/52/16 - Ryde Town Council recommends approval of this application subject to confirmation that obscure glass is used on the stairway window and subject to Officers being satisfied that the proposal is in accordance with the Councils policies and adopted SPDS in relation to contributions towards Affordable Housing and the Solent SPA, taking account of all material considerations including viability in decision taking but ensuring that this policy is applied from one unit and upwards in accordance with the published SPD. In addition the Town Council would wish an additional condition attached that a net reduction in surface water drainage is achieved in respect of this site.

3. Application No: P/00177/16 Alt Ref: TCP/32551
Parish(es): Ryde Ward(s): Ryde East
Location: 111 West Hill Road, Ryde, Isle Of Wight, PO331LN
Proposal: Single storey rear extension to provide additional living accommodation; Juliet balcony at 1st floor level on rear elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00177/16>

P/53/16 - Ryde Town Council raises no objection to this application.

Press list 4th March 2016

4. Application No: P/00175/16 Alt Ref: TCP/03422/X
Parish(es): Ryde Ward(s): Ryde North West
Location: Copsefield House, Copsefield Drive, Ryde, Isle Of Wight, PO333AR
Proposal: Detached single storey building to form holiday accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00175/16>

P/54/16 – Ryde Town Council recommends approval subject to the comments of the tree officer and requests a condition that a register be kept in relation to occupiers of the holiday accommodation to include details of their main home address.

5. Application No: P/00176/16 Alt Ref: TCP/23668/A
Parish(es): Ryde Ward(s): Ryde East
Location: Highclere, Little Preston Road, Ryde, Isle Of Wight, PO331DG
Proposal: Demolition of bathroom, utility and garage; alterations; two storey side extension to form garage and bathroom; single storey side and rear extension to provide kitchen and additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00176/16>

P/55/16 – Ryde Town Council recommends approval of this application subject to confirmation that the development will lead to a reduction in surface water runoff from this site.

6. Application No: P/00194/16 Alt Ref: LBC/29870/A
Parish(es): Ryde Ward(s): Ryde North West
Location: Ryde Framing, 128 High Street, Ryde, Isle Of Wight, PO332RJ
Proposal: LBC for internal alterations to include new external door on side elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00194/16>

P/56/16 – Ryde Town Council recommends approval subject to Island Roads agreeing the appropriate location of the planter that is normally located to the front of the proposed access.

7. Application No: P/00227/16 Alt Ref: TCP/10058/P
Parish(es): Ryde Ward(s): Ryde North West
Location: 30 Westfield Park, Ryde, Isle Of Wight, PO333AB
Proposal: Proposed swimming pool and pool house
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00227/16>

P/57/16 – Ryde Town Council recommends approval for this application subject to the provision of a flood warning and evacuation management plan.

8. Application No: P/00233/16 Alt Ref: TCP/32496/A
Parish(es): Ryde Ward(s): Ryde East
Location: 21 Grasmere Avenue, Ryde, Isle Of Wight, PO331NU
Proposal: Demolition of porch; alterations; single storey extension to front elevation to form Bedrooms/porch
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00233/16>

P/58/16 – Ryde Town Council recommends approval for this application.

11th March 2016

9. Application No: P/00184/16 Alt Ref: TCP/00198/L
Parish(es): Ryde Ward(s): Ryde North West
Location: 65a, Union Street, Ryde, Isle of Wight, PO332LG
Proposal: Change of use of 1st and 2nd floors to provide 2 self-contained flats (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00184/16>

P/59/16 – Ryde Town Council recommends approval of this application subject to Officers being satisfied that the proposal is in accordance with the Councils policies and adopted SPDS in relation to contributions towards Affordable Housing and the Solent SPA, taking account of all material considerations including viability in decision taking.

Furthermore the Town Council requests that adequate measures are put in place for the transfer of noise between shop and flat and adequate measures are put in place for Fire Precaution.

10. Application No: P/00229/16 Alt Ref: TCP/32561
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 3 Arnold Road, Ryde, Isle Of Wight, PO333RJ
Proposal: Single storey rear extension to form additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00229/16>

P/60/16 – Ryde Town Council recommends approval to this application.

11. Application No: P/00259/16 Alt Ref: TCP/07646/J
Parish(es): Ryde Ward(s): Ryde North East
Location: Ryde Cinema and Bingo Hall,, 2 Star Street, Ryde, Isle Of Wight, PO33
Proposal: Prior notification for telecommunications installation of 3 x 600mm diameter dishes and ancillary development
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00259/16>

P/61/16 – Ryde Town Council recommends approval to this application.

12. Application No: P/00268/16 Alt Ref: TCP/03608/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 32 Westwood Road, Ryde, Isle Of Wight, PO333BJ
Proposal: Demolition of conservatory, utility and garage; alterations; two storey side and single storey rear extensions to form additional living accommodation; replacement enlarged roof
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00268/16>

P/62/16 – Ryde Town Council recommends approval to this application further to confirmation that obscure glass is used within the ensuite.

13. Application No: P/00267/16 Alt Ref: TCP/13123/D
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 38 Arnold Road, Ryde, Isle Of Wight, PO333RQ
Proposal: Proposed detached dwelling; formation of new vehicular access & parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00267/16>

P/62/16 – Ryde Town Council objects to this application on the basis that the design and external appearance does not reflect the pattern of development and does not complement the character of the surrounding area in its use of materials in accordance with policy DM2 of the Core Strategy.

7. PLANNING REVISIONS

None

8. PLANNING APPEALS

None

9. PLANNING DECISIONS

Week commencing 19th February 2016

1. Application No: P/00169/15
Location: Ryde Demolition, 17 St. Johns Hill, Ryde, Isle Of Wight, PO331EU
Parish: Ryde Ward: Ryde East
Demolition of buildings; proposed construction of 8 semi-detached dwellings with vehicular access and parking (revised plans)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council asks that if permission is to be granted the following conditions are included:

- 1. The properties fronting to St Johns Hill to have a wall no higher than 60 cms in order to maintain and maximise highway visibility.**
- 2. That mitigation and measures are implemented and agreed with Southern Water to ensure that the site has a net reduction in water run off to prevent any additional water entering Monkton Mead Brook and thereby increasing the risk of flooding downstream.**
- 3. That further exploration of potential contamination is conducted in accordance and compliance with Environmental Health guidelines.**

Approval was given subject to RTC requests apart from the wall which was set at 1m by island roads.

Week commencing 26th February 2016

2. Application No: P/00954/15
Location: Rye House, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ
Parish: Ryde Ward: Ryde West
Proposal: Proposed detached dwelling and detached garage; vehicular access
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application subject to the comments of the Tree Officer.

No development shall take place until an Arboreal Method Statement and details of any tree works required has been submitted to and agreed in writing by the local planning authority detailing how the potential impact to the trees will be minimized during construction works and showing the positions of protective tree fencing as required by condition 6. The agreed method statement will then be adhered to throughout the development of the site.

No development including site clearance shall commence on the site until trees shown to be retained in this permission have been protected by fencing or other agreed barrier.

3. Application No: P/01013/15
Location: Boulders Mead, Quarr Road, Ryde, Isle Of Wight, PO334EL
Parish: Ryde Ward: Binstead & Fishbourne
Proposal: Replacement 1.8m fence
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council objects to this application on the basis of policy DM2. The Town Council considers that the fence treatment applied for and the height of the fence, especially the use of concrete, is an urbanising treatment located within a rural pathway that is situated adjacent to an Ancient Woodland and a SINC and should not be supported.

The development hereby permitted shall not commence until details of the finish, in terms of materials and colour, of the fence have been submitted to and approved in writing by the Local Planning Authority. The details approved shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Week commencing 4th March 2016

4. Application No: P/01427/15
Location: land between, 4 and 5, Castle Street, Ryde, Isle Of Wight, PO33
Parish: Ryde Ward: Ryde North West
Proposal: Alterations and conversion of garage to form residential unit (revised plans)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council objects to this application on the basis that the front

elevation of the building does not propose materials that maintain or enhance the setting of the Conservation Area in accordance with DM2.

In addition Ryde Town Council objects to this application due to the fact that insufficient storage is provided for bins in accordance with SP8 and DM19.

In addition the Town Council considers that consultation with the Fire Officer will be required in respect of this application to ensure safe means of access and egress for residents who use the alleyway as a thoroughfare to ensure that satisfactory provision for storage of waste does not impede on this passageway.

Furthermore the Town Council request that further information is requested from the applicant to confirm whether the provisions of the Affordable Housing SPD are being met in respect of this application.

No development shall take place until samples of materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

No further detail was made about the storage of waste facilities or the Fire Officer and no requirement was requested for Affordable Housing even through the adopted SPD requests contributions for sites of one unit and upwards.

P/63/16 – Ryde Town Council resolved to make contact with the Isle of Wight Council to request confirmation why a threshold of 6 units was being applied for affordable housing that was not in accordance with the adopted SPD.

10. TREE DECISIONS

104A MONKTON STREET, RYDE

No objection to the following: T1 Eucalyptus x 2 situated as detailed in the application to pollard at around two thirds of the exiting height at major forks. Reason: To prevent the trees becoming a nuisance.

3 STONELANDS ORCHARD, BINSTEAD, RYDE

Consent to the following: T1 Sycamore situated as detailed in the application to be felled to near ground level. Reason: To prevent the tree becoming a nuisance

3-10 COACH HOUSE LANE, RYDE

Consent to the following: Trees in W1 situated as detailed in the application to trim back to clear away from paths to give 2 metres clearance and trim dead branches. Reason: To prevent the trees becoming a nuisance

WYFORD HOUSE, 23 BELLEVUE ROAD, RYDE

No objection to the following: A1 Sycamore situated as detailed in the application to section fell. A2 Bay situated as detailed in the application to section fell. Reason: To remove trees of poor condition

11. LICENCE APPLICATIONS

1. All Seasons Florist, 31 Cross Street, Ryde

P/64/16 Ryde Town Council supports the provision of appropriately located street furniture to complement and enhance the retail experience of the town. However in this location the Town Council considers that the use of boxes on sloped land does not provide a safe environment for passing pedestrians, many of whom have mobility problems. It is therefore considered that a modern aluminium narrow table would provide a consistent application of street furniture within this area of the town.

2. Barrow Boys, 155 High Street, Ryde

P/65/16 Ryde Town Council supports this application.

12. LICENCE DECISIONS

None

13. Hope Road presentation

It was confirmed that an open day is being held by developers agents in respect of Hope Road, Ryde site on the 16th March 2016 at Ryde Castle Hotel.

14. Monktonmead brook

P/66/16 – Ryde Town Council requests that the clerk write to the Environment Agency in connection with its proposals to divert Monkton Mead Brook outfall into Ryde Harbour. Members recommended that the preferred location for the outfall pipe carrying water from the Monkton Mead Brook into the Harbour should be as close to the southern corner as possible (where the detritus currently collects). By locating the outfall in this position it is expected that the detritus would be carried out of the Harbour on the ebb tide as well as assisting with the flushing out of sediment/sand helping to maintaining the health of the Harbour in a way that is not currently possible. It was recognised that at times the water flow from Monkton Mead Brook could be quite heavy and so the outfall would need to have some form of engineered diffusion to reduce the risk of damage to craft and the Harbour structure.

In addition the committee recommended that the clerk wrote to the Isle of Wight Council requesting confirmation that a 10% contribution towards this scheme will be made available from Isle of Wight Council funds.

EXCLUSION OF PRESS AND PUBLIC

In view of the confidential nature of the business to be discussed the public and press were temporarily excluded for the following items and they are instructed to withdraw - in accordance with Public Bodies (Admission to Meetings) Act 1960 s1 (2) and Standing Order no.80 - contract/tender matters.

15. Eastern Gardens

P/67/16 – Ryde Town Council agreed to take forward the recommendations as set out in the confidential report.

16. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 5th April 2016.