



**RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 9th AUGUST 2016 AT ACTIVITY ROOM AT THE GEORGE STREET
CENTRE, GEORGE STREET, RYDE**

Present: Cllr.T.Wakeley (Chair), Cllr.H.Adams (Mayor), , Cllr. D. Woodward, Cllr.P.Warren (Deputy Mayor)

In attendance: Chris Turvey, Planning Clerk

PUBLIC QUESTION TIME

Mrs Newbury stated that the high street was in a very untidy, state and wanted to know how the plans for pedestrianisation were going. Cllr Wakeley stated that more detailed plans were being prepared and would be discussed during September. Cllr Wakeley further stated that the preferred scheme was for full pedestrianisation.

A representative from Aspire stated that parking at Dover Street was unacceptable and handed over details of a traffic survey which had been prepared to the committee. He further stated that Aspire's preferred parking scheme would be time limited parking and that approximately 1000 people per week visit Aspire. Cllr Wakeley stated that the Ryde Town Council Planning Committee would look at the survey data which had been presented.

1. APOLOGIES

Apologies received from Cllr Michael Lilley, Cllr Mrs J Moore and Cllr Mrs S Stevens.

2. DECLARATIONS OF INTEREST

None were received

3. MINUTES

P/212/16 - The minutes for the 19th July 2016 were confirmed as read and confirmed as accurate and signed off.

4. PROGRESS ON ACTION TAKEN

Parking on Dover Street, Ryde.

Was dealt with in Public Questions

Request from developers on Rosemary's Vineyard for a meeting

The clerk stated that he had contacted the developers and offered various dates but the developer had not replied.

5. MEMBERS' QUESTIONS

Cllr Warren raised concerns about unlicensed acts on the Seafront at Appley Park

P/213/16 – Ryde Town Council instructed the clerk to contact the Licensing Authority, IW Council Amenity Land Hire Officer and the Police to find out the position with regard the licensing requirements for these events.

Cllr Warren enquired as to whether planned events such as the High Sheriffs Isle of Wight Day required an event license. The clerk said that he would make enquiries.

Cllr Warren enquired about the ownership of St Thomas's Church and asked whether it may be available for hire.

Cllr Woodward enquired about building projects which qualified to be carried out under permitted development but applied for planning approval. He was informed by the clerk that many home owners preferred having planning approval as it would help if they were to sell on the property.

Cllr Wakeley enquired about Ryde Town Hall and Vectis Hall concerning the state of each and the lack of progress regarding their redevelopment.

P/214/16 - Ryde Town Council instructed the clerk to contact the I W Council and ask for enforcement to be taken against the owners of Ryde Town Hall and Vectis Hall.

6. PLANNING APPLICATIONS

Week Commencing 22nd July 2016

1. Application No: P/00749/16 Alt Ref: LDC/32736
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: The Grange, Smallbrook Farm, Smallbrook Lane, Ryde, Isle Of Wight, PO33
Proposal: Lawful Development Certificate for construction of building to provide self-contained residential accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00749/16>

P/215/16 - Ryde Town Council does not object to these proposals on the basis that the annexed accommodation is tied to the main building and cannot be sold off as a separate unit.

2. Application No: P/00962/16 Alt Ref: TCP/16538/F
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands

Location: 102 Ashey Road, Ryde, Isle Of Wight, PO33

Proposal: Proposed porch; detached garage

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00962/16>

P/216/16 - Ryde Town Council does not object to these proposals.

3. Application No: P/00645/16 Alt Ref: TCPL/09429/S

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

Location: SSE Depot, Rink Road, Ryde, Isle Of Wight, PO332LT

Proposal: Demolition of single storey extension and WC block; carry out refurbishment works to existing grade II listed building to restore to a safe condition to include replacement roof material

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00645/16>

P/217/16 - Ryde Town Council does not object to these proposals.

4. Application No: P/00646/16 Alt Ref: LBC/09429/R

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

Location: SSE Depot, Rink Road, Ryde, Isle Of Wight, PO332LT

Proposal: LBC for demolition of single storey extension and WC block; carry out refurbishment works to existing grade II listed building to restore to a safe condition to include replacement roof material

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00646/16>

P/218/16 - Ryde Town Council does not object to these proposals.

5. Application No: P/00863/16 Alt Ref: TCP/14932/K

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

Location: Amptill, Amptill Road, Ryde, Isle Of Wight, PO331LJ

Proposal: Variation of condition 16 on P/00360/08 - TCP/14932/F to allow UPVC windows for Flat 4

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00863/16>

P/219/16 - Ryde Town Council objects to the proposal on the ground that the design and quality of the proposed windows are not comparable with the original timber windows.

6. Application No: P/00929/16 Alt Ref: TCP/00848/A

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

Location: 39 Somerset Road, Ryde, Isle Of Wight, PO331BU

Proposal: Proposed detached annexe

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00929/16>

P/220/16 - Ryde Town Council does not object to these proposals on the basis that the annexed accommodation is tied to the main building and cannot be sold off as a separate unit.

7. Application No: P/00932/16 Alt Ref: TCP/32733

Parish(es): Ryde Ward(s): Binstead & Fishbourne

Location: 16 Parkway, Ryde, Isle Of Wight, PO333RZ

Proposal: Proposed porch

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00932/16>

P/221/16 Ryde Town Council does not object to these proposals.

Week Commencing 29th July 2016

8. Application No: P/00980/16 Alt Ref: TCP/08342/A
Parish(es): Ryde Ward(s): Ryde East
Location: Cornerways, 5 Chestnut Grove, Ryde, Isle Of Wight, PO331NP
Proposal: Proposed single storey side extension to form bedroom and en-suite
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00980/16>

P/222/16 - Ryde Town Council does not object to these proposals.

9. Application No: P/00972/16 Alt Ref: TCP/32601/A
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Stone Cottage, Pitts Lane, Ryde, Isle Of Wight, PO333SU
Proposal: Demolition of garage; proposed detached dwelling with parking (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00972/16>

P/223/16 – Cllr T Wakeley declared an interest and did not take part.

P/224/16 - Ryde Town Council does not object to this application subject to a contribution towards the unilateral undertaking to provide mitigation for the Solent Special Protection Area (SPA).

10. Application No: P/00970/16 Alt Ref: TCPL/15133/S
Parish(es): Ryde Ward(s): Ryde North West
Location: land adjacent, Ryde Court, St. Thomas Street, Ryde, Isle Of Wight, PO33
Proposal: Proposed car park with vehicular access, repairs to stone wall, landscaping
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00970/16>

P/225/16 - Ryde Town Council does not object to these proposals.

11. Application No: P/00971/16 Alt Ref: LBC/15133/R
Parish(es): Ryde Ward(s): Ryde North West
Location: land adjacent, Ryde Court, St. Thomas Street, Ryde, Isle Of Wight, PO33
Proposal: LBC for proposed repair of existing stone boundary wall in association with construction of car park with vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00971/16>

P/226/16 - Ryde Town Council does not object to these proposals.

Week Commencing 5th August 2016

12. Application No: P/00960/16 Alt Ref: TCP/15083/H
Parish(es): Ryde Ward(s): Ryde North East
Location: Wychwood, 19 Barfield, Ryde, Isle Of Wight, PO33
Proposal: LBC for internal and external alterations to include replacement ridge roof tiles
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00960/16>

P/227/16 - Ryde Town Council does not object to these proposals subject to the comments of the conservation officer.

13. Application No: P/00989/16 Alt Ref: TCP/15849/A
Parish(es): Ryde Ward(s): Ryde West
Location: Beth'shan, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ
Proposal: Demolition of garage; alterations; proposed two storey side extension to form additional living accommodation; new driveway and parking area
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00989/16>

P/228/16 - Ryde Town Council does not object to these proposals.

14. Application No: P/00990/16 Alt Ref: TCP/30217/B
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
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00990/16>

P/229/16 - Ryde Town Council does not object to these proposals.

15. Application No: P/00986/16 Alt Ref: A/01039/H
Parish(es): Ryde Ward(s): Ryde North West
Location: Barclays Bank Plc, 7-8 High Street, Ryde, Isle Of Wight, PO332PN
Proposal: 2 x internally illuminated fascia signs; 1 x internally illuminated projecting sign; 1 x non illuminated branch nameplate; 4 x non illuminated parking signs; new ATM surround
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00986/16>

P/230/16 - Ryde Town Council does not object to these proposals.

16. Application No: P/01013/16 Alt Ref: TCP/27346/D
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 9 Chapel Road, Ryde, Isle Of Wight, PO333RT
Proposal: Construction of end terrace dwelling with parking; alterations to no.9 (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01013/16>

P/231/16 - Ryde Town Council does not object to this application subject to a contribution towards the unilateral undertaking to provide mitigation for the Solent Special Protection Area (SPA).

17. Application No: P/01010/16 Alt Ref: TCPL/17125/B
Parish(es): Ryde Ward(s): Ryde North West
Location: 4 John Street, Ryde, Isle Of Wight, PO332PZ
Proposal: Proposed two storey extension to form dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01010/16>

P/232/16 - Ryde Town Council does not object to these proposals subject to the comments of the conservation officer.

18. Application No: P/00993/16 Alt Ref: LBC/17125/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 4 John Street, Ryde, Isle Of Wight, PO332PZ
Proposal: LBC for proposed two storey extension to form new dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00993/16>

P/233/16 - Ryde Town Council does not object to these proposals subject to the comments of the conservation officer.

19. Application No: P/01007/16 Alt Ref: TCP/03832/A
Parish(es): Ryde Ward(s): Ryde West
Location: 31 Pellhurst Road, Ryde, Isle Of Wight, PO333BS
Proposal: Demolition of extension; proposed single storey rear extension to provide additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01007/16>

P/234/16 - Ryde Town Council does not object to these proposals.

20. Application No: P/01005/16 Alt Ref: TCP/32751
Parish(es): Ryde Ward(s): Ryde West
Location: 1 Bank Place, Ryde, Isle Of Wight, PO332TA
Proposal: Proposed porch
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01005/16>

P/235/16 - Ryde Town Council does not object to these proposals.

21. Application No: P/01018/16 Alt Ref: TCP/32754
Parish(es): Ryde Ward(s): Ryde South
Location: 15 Longmead Road, Ryde, Isle Of Wight, PO332TN
Proposal: Proposed raised decking on rear elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01018/16>

P/236/16 - Ryde Town Council does not object to these proposals.

7. PLANNING REVISIONS

None.

8. PLANNING APPEALS

None

9. PLANNING DECISIONS

Week of 15th July 2016

Application No: P/00629/16
Location: 6 Greenway Close, Ryde, Isle Of Wight, PO333SH
Parish: Ryde Ward: Binstead & Fishbourne
Proposal: Demolition of conservatory; alterations; proposed single storey rear extension
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council Planning Committee does not object to this application

Application No: P/00623/16

Location: 5 Marlborough Road, Ryde, Isle Of Wight, PO331AA

Parish: Ryde Ward: Ryde East

Proposal: Proposed ground floor roof canopy on rear elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council Planning Committee does not object to this application

Application No: P/00658/16

Location: 32 Westwood Road, Ryde, Isle Of Wight, PO333BJ

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of conservatory, garage and utility; alterations; two storey side and single storey rear extension to form additional living accommodation; replacement raised roof to form accommodation at 2nd floor level to include dormers on front elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council Planning Committee does not object to this application

Application No: P/00630/16

Location: 26 High Street, Oakfield, Ryde, Isle Of Wight, PO331EL

Parish: Ryde Ward: Ryde South

Proposal: Proposed single storey side and rear extension to provide additional living accommodation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council Planning Committee does not object to this application

Week of 22nd July 2016

Application No: P/00693/16

Location: Westridge House, Bullen Road, Ryde, Isle Of Wight, PO331AU

Parish: Ryde Ward: Ryde East

Proposal: Demolition of conservatory; proposed conservatory on front elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council do not object to this subject to confirmation that an investigation into the potential for archaeological features being present on site and subject to the comments of the conservation officer due to the age and history of the building in question.

The Council's Archaeology Officer - No Objection. There are no known archaeological deposits within the property boundary. The property dates from the early 20th century, the original Westridge House was further to the north. The scale and ground impact of the proposal would not normally trigger a speculative investigation.

Application No: P/00718/16

Location: 79 High Park Road, Ryde, Isle Of Wight, PO331BX

Parish: Ryde Ward: Ryde East

Proposal: Alterations; single storey side/rear extension to provide self-contained annexed accommodation; extension at first floor level to enlarge bathroom (further corrected description) (readvertised application)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals

Application No: P/00745/16

Location: Westridge Farm, Hope Road, Ryde, Isle Of Wight, PO331AG

Parish: Ryde Ward: Ryde East

Proposal: Proposed agricultural building and store

Registration Date: 01/06/2016

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council would like further confirmation on the effects of this proposed development on the adjacent tree to the barn, as well as confirmation of the conservation officer on the effects of the proposed building on the ancient wall (although it is recognised that this is not locally listed)

No development shall take place until an Arboreal Method Statement 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. The agreed method statement will then be adhered to throughout the development of the site.

Reason: To ensure that the high amenity tree to be retained is adequately protected from damage to health and stability throughout the construction period in the interests of the amenity in compliance with Policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

The developer shall afford access at all reasonable times to the staff of the County Archaeology and Historic Environment Service, and shall enable them to observe groundwork and to record items and features of archaeological significance.

Application No: P/00753/16

Location: 74 Sandcroft Avenue, Ryde, Isle Of Wight, PO332TU

Parish: Ryde Ward: Ryde South

Proposal: Proposed wheelchair lift

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals

Application No: P/00766/16

Location: Unit 1a, Nicholson Road, Ryde, Isle Of Wight, PO331BQ

Parish: Ryde Ward: Ryde South

Proposal: Single storey rear extension to enlarge staff room; single storey linked rear extension to provide additional workshop and office facilities; additional parking; formation of patio/courtyard

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals

Week of 29th July 2016

Application No: P/00770/16
Location: 20 St. Johns Wood Road, Ryde, Isle Of Wight, PO331HP
Parish: Ryde Ward: Ryde East
Proposal: Demolition of utility; proposed single storey rear extension to form bedroom
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals

Application No: P/00780/16
Location: Wayfarer, East Hill Road, Ryde, Isle Of Wight, PO331LL
Parish: Ryde Ward: Ryde North East
Proposal: Demolition of conservatory, shed and bedroom; proposed single storey extension on west elevation to form lounge (revised scheme)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals

Application No: P/00724/16
Location: 11b, West Street, Ryde, Isle Of Wight, PO332NW
Parish: Ryde Ward: Ryde North West
Proposal: Partial demolition of boundary wall; formation of vehicular access
Registration Date: 03/06/2016 00:00:00
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council objects to this proposal. The historic wall has already been taken down without approval and in addition to this works to the house to convert the garage into living accommodation has been completed without an application being considered.

This property is covered by an Article 4 direction and the town council is concerned that the applicants seem to have ignored this fact when making extensive alterations to the building and boundary wall. Ryde Town Council requests that enforcement action is taken to reinstate the wall to its previous condition and that further dialogue is undertaken with the owners about the additional conversion of the house.

The Town Council has objected to the proposal due to the removal of part of an historic wall. However, the application may involve the demolition of part of the wall, though the existing bricks are intended to close the existing access. Therefore, the proposal simply intends to move the access from south to north of the site for safety reasons. The loss of part of the boundary wall is counteracted by the closing of the existing access.

Therefore, the proposal would not result in any detrimental impact upon the amenity of the boundary

10. TREE DECISIONS

Location **12 Belvedere Street, Ryde, PO33**

No Objection to the following

T1 Mimosa – Situated as detailed in the application to fell and replace with a sweet chestnut

Reason: To remove a poor condition tree and replace with a better specimen.

Location The Glade, East Hill Road, Ryde, Isle Of Wight, PO331LL

Refusal to the following:

T1 Holm Oak – situated as detailed in the application to fell

Reason: The holm oak that is the subject of this application is an important arboreal feature of the area adding to the verdant character of the East hill and the wider area. The reasons given for the trees removal are not sufficient to remove the tree as it is possible to address these issues by lesser means whilst maintaining the tree. Whilst it was said that the tree caused subsidence of the wall no information or data was submitted with the application to demonstrate this to be the case. For this reason the council cannot justify giving consent for the removal of the tree at this time.

Location Tilden House Site, Bellevue Road, Ryde PO33

Consents to the following:

Consent to fell the tulip tree detailed in the application.

Reason: The tree is dead and needs to be removed to enable a replacement specimen to be planted.

Location

50 West Hill Road, Ryde, PO33 1LA

Refusal to the following

This is an important group of trees that contribute to the verdant sylvan character of the area. The work requested will detract from this leaving the trees unsightly and unbalanced. It is seen that the application provides no information to substantiate the claim that the trees are a safety issue to the residents of the property. For this reason the council cannot justify giving consent for the work requested.

11. LICENSE APPLICATIONS

None

12. LICENSE DECISIONS

Street Furniture Application - Highways Act 1980 Section 115E

Application for a Street Furniture Permit at Barrow Boys, 154-155 High Street, Ryde has now been granted and issued.

Street Furniture Application - Highways Act 1980 Section 115E

Application for a Street Furniture Permit for All Season Florist Flowers & Gifts The above application has now been granted and issued.

13. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **30th August 2016**