



**RYDE  
TOWN COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 30<sup>th</sup> 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), Cllr.J.Moore,

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

**PUBLIC QUESTION TIME**

Mrs. Newbury asked for an update on whether the gate opposite her house had to be installed prior to occupation. It was confirmed that contact would be made with the Isle of Wight Council enforcement team.

Mrs.Conyers enquired about the rubbish area at the corner of Lind Hill and Lind Street saying that it was frequently over capacity. It was confirmed that the matter would be raised with the Environment Officer.

Mrs.van Straten asked on behalf of residents of George Street what was being done about the Royal York. The clerk confirmed the action taken by Ryde Town Council to date and that the matter was now in the hands of the IWC. It was also explained that residents may be able to take action against the owners themselves but that they should make their own enquiries on this issue.

**1. APOLOGIES**

None

**2. DECLARATIONS OF INTEREST**

None

**3. MINUTES**

**P/237/16 - The minutes for the 9th August 2016 were confirmed as read and confirmed as accurate and signed off.**

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

It was confirmed that a meeting was held between the clerks, Councillors and Christopher Scott limited to provide clarity on the proposals for the redevelopment of Ashley Vineyard for up to 217 additional housing units. It was confirmed that an application on this site was to be expected this month with residents being given the appropriate consultation period in addition to the recently held public exhibition.

It was confirmed that the clerks had chased up with the Isle of Wight Council issues surrounding public order and litter at the Appley Beach Café on Monday nights. It was confirmed by the clerks that the current activities did not need a special license and were covered by the existing license arrangements.

**P/238/16 – Ryde Town Council’s Planning Committee resolved that the clerks make contact with the owners of Appley Beach Café to ask them to attend a meeting to discuss the issues and also to contact the Isle of Wight Council to see whether a licence review needs to be carried out.**

It was confirmed that the clerks had heard from the Isle of Wight Council in connection with Vectis Hall and that the LPA were considering action but needed additional internal resources to carry out these functions.

**P/239/16 – Ryde Town Council’s Planning Committee requested that the clerks chase up IWC to confirm whether any additional assistance was required.**

It was confirmed that discussions were still ongoing with the owners of Ryde Theatre and that it had been promised by the owners that the clock will be operational by the 11/11/2016.

**P/240/16 Ryde Town Council’s Planning Committee resolved that the clerks provide a further report to the Planning Committee on the Assets of Community Value legislation and further to this report make a recommendation to Full Council in respect of the Theatre.**

It was confirmed that land at St.Johns Road Ryde was up for sale and included a large parcel of land which was in the flood plain.

**P/241/16 – Ryde Town Council noted this sale and recommended that the clerks make contact with the owners/new owners post sale to consider whether this land should be placed on the Assets of Community Value.**

#### **5. MEMBERS’ QUESTIONS**

Cllr.Woodward asked whether Dig for Vintage had a street license – it was confirmed that the clerks would enquire about the status.

Cllr.Lilley asked whether the clerks could make contact with Island Roads and carry out an audit of the status of the roads around Ryde following recent complaints from residents. It was confirmed that the clerks would make contact.

Cllr.Lilley enquired about the status of the Westridge Farm application. It was confirmed that the application would be required to go to IWC planning committee but that sometimes these things are delayed because of the LPA requesting further information or the dates of the committee cycles.

Cllr.Lilley enquired about the status of the Pennyfeathers application. It was confirmed that the decision notice has yet to be issued because the legal agreement has not been signed.

Cllr.Warren enquired about the status of the Scooter Rally – It was confirmed that there is no overall body that manages this event and each organisation sorts out its own requirements.

## **6. PLANNING APPLICATIONS**

### **Week Commencing 12<sup>th</sup> August 2016**

1. Application No: P/00866/16 Alt Ref: TCP/26502/M  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: Smallbrook Stadium, Ashley Road, Ryde, Isle Of Wight, PO334BH  
Proposal: Retention of portacabin used as changing rooms  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00866/16>

**P/242/16 - Ryde Town Council does not object to this application.**

2. Application No: P/01035/16 Alt Ref: TCPL/32670/C  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 10 George Street, Ryde, Isle Of Wight, PO332EW  
Proposal: Alterations and conversion of ground floor to launderette and one residential unit (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01035/16>

**P/243/16 - Ryde Town Council does not object to this proposal but considers that additional storage for waste needs to be incorporated into the proposal and will be raising this as a general matter with the Executive Member responsible.**

3. Application No: P/01036/16 Alt Ref: LBC/32670/B  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 10 George Street, Ryde, Isle Of Wight, PO332EW  
Proposal: LBC for alterations and conversion of ground floor to launderette and one residential unit (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01036/16>

**P/244/16 - Ryde Town Council does not object to this proposal but considers that additional storage for waste needs to be incorporated into the proposal and will be raising this as a general matter with the Executive Member responsible.**

4. Application No: P/01033/16 Alt Ref: TCP/16532/Y  
Parish(es): Ryde Ward(s): Ryde West  
Location: land adjacent to Clark Masts, 20 Ringwood Road, Ryde, Isle Of Wight,

PO33

Proposal: Proposed 2 terraces of 4 houses with associated parking  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01033/16>

**P/245/16 - Ryde Town Council does not object to this application.**

5. Application No: P/01049/16 Alt Ref: TCP/04626/D  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: land adjoining 36, Newnham Road, Ryde, Isle Of Wight, PO33 3TE  
Proposal: Proposed dwelling and detached garage; formation of vehicular access  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01049/16>

**P/246/16 - 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.**

**Week Commencing 19th August 2016**

6. Application No: P/01027/16 Alt Ref: TCP/06773/J  
Parish(es): Ryde Ward(s): Ryde North West  
Location: The Old Fire Station, Station Street, Ryde, Isle Of Wight, PO33 2QH  
Proposal: Alterations to front elevation and replacement signage  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01027/16>

**P/247/16 - Ryde Town Council does not object to this application.**

7. Application No: P/01045/16 Alt Ref: TCP/16532/Z  
Parish(es): Ryde Ward(s): Ryde West  
Location: Clark Masts & land adjacent Clark Masts, 18-20 Ringwood Road, Ryde, Isle Of Wight, PO333PA  
Proposal: Demolition of section of factory; proposed construction of detached building to provide replacement factory  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01045/16>

**P/248/16 - Ryde Town Council does not object to this application.**

8. Application No: P/01094/16 Alt Ref: TCP/32769  
Parish(es): Ryde Ward(s): Ryde West  
Location: 19 Osborne Road, Ryde, Isle Of Wight, PO332TH  
Proposal: Demolition of porch; alterations; proposed single storey rear/side extension to form additional living accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01094/16>

**P/249/16 - Ryde Town Council does not object to the principle of the extension on this site but does consider that the external appearance needs to be altered to ensure that the materials are in harmony with the host building and the surrounding area.**

9. Application No: P/01098/16 Alt Ref: A/02125/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 9 St. Thomas Square, Ryde, Isle Of Wight, PO332PJ  
Proposal: 1x externally illuminated fascia sign; 1x externally illuminated projecting sign

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01098/16>

**P/250/16 – Ryde Town Council considers that insufficient recognition has been given to this prominent location and its appearance in the Conservation Area. Whilst the use of the building will bring a redundant shop back into active use this is not considered to appropriately reflect the architectural heritage of this important street scene. Ryde Town Council considers that the applicant should remove the projecting sign from the application as this in no way detracts from people being able to find the betting shop. In addition it is recommended that a different material, such as wood, should be used to show that the operators understand their position on the entrance to the high street.**

#### **Week Commencing 26<sup>th</sup> August 2016**

10. Application No: P/01097/16 Alt Ref: TCP/05363/E  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 9 St. Thomas Square, Ryde, Isle Of Wight, PO332PJ  
Proposal: Alterations and conversion of retail unit (A1) to betting office (sui generis) to include installation of satellite dish, aerial and 2 air conditioning units  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01097/16>

**P/251/16 - Ryde Town Council considers that the applicant needs to amend their application to include details of a satisfactory area for waste provision.**

11. Application No: P/01101/16 Alt Ref: TCP/32778  
Parish(es): Ryde Ward(s): Ryde South  
Location: 48 Great Preston Road, Ryde, Isle Of Wight, PO331EF  
Proposal: Widening of vehicular access  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01101/16>

**P/252/16 - Ryde Town Council does not object to this application.**

12. Application No: P/01135/16 Alt Ref: TCP/27555/C  
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: 2 detached dwellings with parking  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01135/16>

**P/253/16 - Ryde Town Council does not object to these proposals but considers that an appropriately worded condition is added to ensure that surface water runoff is reduced from the site to appropriately protect the adjoining allotment holders.**

13. Application No: P/01136/16 Alt Ref: TCP/29837/D  
Parish(es): Ryde Ward(s): Ryde West  
Location: land adjacent to 17, Winston Avenue, Ryde, Isle Of Wight, PO33  
Proposal: Detached house with parking and formation of vehicular access off Winston Close  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01136/16>

**P/254/16 - Ryde Town Council does not object to this application.**

## **7. PLANNING REVISIONS**

None.

## **8. PLANNING APPEALS**

None

## **9. PLANNING DECISIONS**

### **Week of 05<sup>th</sup> August 2016**

Application No: P/00763/16

Location: Smallbrook Farm, Smallbrook Lane, Ryde, Isle Of Wight, PO334BE

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Single storey outbuilding attached to farmhouse to be used for domestic storage

Decision: Granted Plan Permission (or issue Cert)

### **Ryde Town Council does not object to these proposals**

Application No: P/00764/16

Location: Smallbrook Farm, Smallbrook Lane, Ryde, Isle Of Wight, PO334BE

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: LBC for single storey outbuilding attached to farmhouse to be used for domestic storage

Decision: Granted Plan Permission (or issue Cert)

### **Ryde Town Council does not object to these proposals**

Application No: P/00680/16

Location: Land to north of 9A, Northwood Drive, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: Proposed detached dwelling to provide annexed accommodation (Revised plans)

Decision: Granted Plan Permission (or issue Cert)

**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.**

**The annexed accommodation within the site edged red on drawing number 2016/ND/11 Rev A hereby approved shall be retained in the same ownership as 9A Northwood Drive, Ryde, as identified within the site edged red on drawing number 2016/ND/11 Rev A and shall not be sold off separately from that property.**

### **Week of 12<sup>th</sup> August 2016**

Application No: P/00827/16

Location: 37 Marlborough Road, Ryde, Isle Of Wight, PO331AB

Parish: Ryde Ward: Ryde East  
Proposal: Demolition of garage; proposed single storey side extension to form additional living accommodation  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to these proposals.**

Application No: P/00839/16  
Location: 78 George Street, Ryde, Isle Of Wight, PO332JF  
Parish: Ryde Ward: Ryde North West  
Proposal: Alterations and conversion of dwelling to form 4 residential units  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this application subject to the provision of adequate bin storage and a contribution towards the unilateral undertaking to provide mitigation for the Solent Special Protection Area (SPA).**

**Development shall not commence until details of the facilities to be provided for the storage of refuse have been submitted to and approved in writing by the local planning authority. No building shall be occupied until the facilities have been provided in accordance with the approved details and the facilities shall thereafter be retained.**

**Reason: To safeguard the amenities of the locality and to comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.**

**Week of 19<sup>th</sup> August 2016**

Application No: P/00765/16  
Location: Smallbrook Farm, Smallbrook Lane, Ryde, Isle Of Wight, PO334BE  
Parish: Ryde Ward: Havenstreet, Ashley & Haylands  
Proposal: Lawful Development Certificate for alteration, extension and conversion of part of barn to a dwelling house  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to these proposals**

Application No: P/00873/16  
Location: 42 Monterey Road, Ryde, Isle Of Wight, PO333JR  
Parish: Ryde Ward: Havenstreet, Ashley & Haylands  
Proposal: Single storey side extension to provide additional living accommodation  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to these proposals**

## **10. TREE DECISIONS**

**Protection**    **Trees in Waterloo Crescent, Ryde, IW Tree Preservation Order 1981/25**

**Location**    **70 Hill Rise Avenue, Binstead, Isle of Wight**

**Consent for the following:**

T1 Oak – Situated as detailed in the application to fell.

**Reason:** The tree is in danger of collapsing onto the house

**Conditions:**

It is a condition of this consent that a replacement tree is planted. This is to be to be an oak “Quercus robur” of at least half-standard size (as defined in British Standard 3936) to be planted in a location as may be agreed in writing by the Council

**11. LICENSE APPLICATIONS**

**Street Furniture Application Highways Act 1980 Section 115E**

Application for: **Street Furniture Permit for The Castle, 164 High Street, Ryde**

**12. LICENSE DECISIONS**

**None**

**13. Transport Infrastructure Task Group**

Ryde Town Council recommended that a report be brought back to the next planning committee outlining the recommended response for submission to IWALC following issues raised at the Planning meeting including, measures to improve bus station and transport hub, age friendly travel and the need to consult with other bodies representing the community, Park and Ride facilities (located in St.Johns and Smallbrook), ensuring that cycleways are linked up and include measures for safety, including arterial walkways and cyclways in development and planning proposals, promoting electric cars.

**14. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the 20<sup>th</sup> September **2016**