



**RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 20th SEPTEMBER 2016 AT ACTIVITY ROOM AT THE GEORGE
STREET CENTRE, GEORGE STREET, RYDE**

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

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

PUBLIC QUESTION TIME

Mrs Newbury asked for clarification as to the planning requirements for fences with particular reference to the new fences along the Player Beach. The clerks have been asked to check with IW Planning as to the requirements in planning terms for these fences.

1. APOLOGIES

Cllr. D. Warren, Cllr. M. Lilley

2. DECLARATIONS OF INTEREST

None

3. MINUTES

P/255/16 - The minutes for the 30th August 2016 were confirmed as read and confirmed as accurate and signed off.

4. PROGRESS ON ACTION TAKEN

The Clerks informed the committee that contact had been made with the owners of the Appley Beach Café and they stated that they had been unhappy with the problems caused by the live entertainment and had decided not to repeat it next year.

The Clerks informed the committee that the cost of enforcement against the owners of the Royal York Hotel will be approximately £2,000 - £3,000

The Clerks informed the committee that the owners of Ryde Town Hall had promised to have the Clock in working order before the 11th November 2016.

The Clerks informed the committee that the possibility of a compulsory purchase order was being initiated in respect of Vectis Hall.

5. MEMBERS' QUESTIONS

None

6. PLANNING APPLICATIONS

Week Commencing 2nd. September 2016

1. Application No: P/00944/16 Alt Ref: TCP/07646/K
Parish(es): Ryde Ward(s): Ryde North East
Location: Ryde Cinema and Bingo Hall, 2 Star Street, Ryde, Isle Of Wight, PO33
Proposal: Removal of 6 no antennae; installation of 6 no antennae; 2 no transmission dishes; ancillary development
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00944/16>

P/256/16 - Ryde Town Council does not object to this application.

2. Application No: P/01104/16 Alt Ref: TCP/18341/F
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Treetops, Quarr Road, Ryde, Isle Of Wight, PO334EL
Proposal: Demolition of garage; proposed detached dwelling; formation of vehicular access (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01104/16>

Cllr Stephens declared a non-pecuniary interest

P/257/16 - Ryde Town Council objects to this application so long as the comments of Island Roads are for refusal.

3. Application No: P/01120/16 Alt Ref: TCP/32784
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 13 Dame Anthonys Close, Ryde, Isle Of Wight, PO333TY
Proposal: Proposed external wheelchair lift on front elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01120/16>

P/258/16 - Ryde Town Council does not object to this application but only as long as the present occupier has need of the lift.

4. Application No: P/01127/16 Alt Ref: TCP/17977/L
Parish(es): Ryde Nettlestone & Seaview Ward(s): Nettlestone & Seaview Ryde East
Location: former Harcourt Sands Holiday Park, Puckpool Hill, Ryde, Isle Of Wight, PO331PJ
Proposal: Approval of reserved matters for appearance and landscaping on

P/00573/15 - TCP/17977/K for 35 units

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01127/16>

P/259/16 - Ryde Town Council does not object to this application.

5. Application No: P/01144/16 Alt Ref: TCP/32783

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

Location: The Everglades, Pitts Lane, Ryde, Isle Of Wight, PO333SU

Proposal: Alterations and proposed dormers on the rear elevation to include balcony on first floor level

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01144/16>

P/260/16 - Ryde Town Council does not object to this application.

6. Application No: P/01154/16 Alt Ref: TCP/18005/G

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

Location: 23 Union Road, Ryde, Isle Of Wight, PO33 2ER

Proposal: Variation of condition 2 of P/01392/12 - TCP/18005/F to allow amendments to approved plans to include additional balcony at 2nd floor level on north elevation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01154/16>

P/261/16 - Ryde Town Council does not object to this application.

7. Application No: P/01152/16 Alt Ref: TCP/27471/P

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

Location: Ryde School, 7 Queens Road, Ryde, Isle Of Wight, PO333BE

Proposal: Alterations to vehicular access to include barrier system and parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01152/16>

P/262/16 - Ryde Town Council does not object to this application.

Week Commencing 9th September 2016

None

Week Commencing 16th September 2016

8. Application No: P/00985/16 Alt Ref: TCP/01039/H

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

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

Proposal: Alterations to include 3 condensing units, replacement external staircase and platform; repair/replacement of roof

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00985/16>

P/263/16 - Ryde Town Council does not object to this application.

9. Application No: P/01183/16 Alt Ref: TCP/28152/H

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

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

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

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01183/16>

P/264/16 - Ryde Town Council does not object to this application subject to there being no further development on this site which would be considered overcrowding.

10. Application No: P/01187/16 Alt Ref: TCP/32796
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Binstead Community Association, Coniston Avenue, Ryde, Isle Of Wight, PO333SB
Proposal: Alterations to front elevation to include formation of entrance doors
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01187/16>

P/265/16 - Ryde Town Council does not object to this application.

11. Application No: P/01200/16 Alt Ref: TCP/32798
Parish(es): Ryde Ward(s): Ryde West
Location: 35 Weeks Road, Ryde, Isle Of Wight, PO332TL
Proposal: Demolition of bathroom; alterations; two storey rear extension to provide additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01200/16>

Ryde Town Council does not object to this application.

7. PLANNING REVISIONS

None.

8. PLANNING APPEALS

None

9. PLANNING DECISIONS

Week of 26th August 2016

Application No: P/00894/16
Location: Ashy Vineyard, Ashy Road, Ryde, Isle Of Wight, PO334BB
Parish: Ryde Ward: Havenstreet, Ashy & Haylands
Proposal: Demolition of WC and shed; proposed toilet block and utility
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00645/16
Location: SSE Depot, Rink Road, Ryde, Isle Of Wight, PO332LT
Parish: Ryde Ward: Ryde North East
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
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00646/16

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

Parish: Ryde Ward: Ryde North East

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

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00683/16

Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED

Parish: Ryde Ward: Ryde North East

Proposal: Non illuminated logo on canopy

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00685/16

Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED

Parish: Ryde Ward: Ryde North East

Proposal: LBC for proposed canopy

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Week of 2nd. September 2016

Application No: P/00962/16

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

Parish: Ryde Ward: Havenstreet, Asheys & Haylands

Proposal: Proposed porch; detached garage

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00986/16

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

Parish: Ryde Ward: Ryde North West

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

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00863/16

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

Parish: Ryde Ward: Ryde North East

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

Decision: Granted Plan Permission (or issue Cert)

Having given due weight and consideration to all comments received in relation to this application and for the reasons set out above, the proposal is considered to accord with Policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Isle of Wight Council Core Strategy Island Plan, takes into account the guidance within the National Planning Policy Framework and does reflect the requirements of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Therefore it is recommended that the works are approved.

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.

Week of 9th. September 2016

Application No: P/01013/16

Location: 9 Chapel Road, Ryde, Isle Of Wight, PO333RT

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Construction of end terrace dwelling with parking; alterations to no.9 (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

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).

Application No: P/00980/16

Location: Cornerways, 5 Chestnut Grove, Ryde, Isle Of Wight, PO331NP

Parish: Ryde Ward: Ryde East

Proposal: Proposed single storey side extension to form bedroom and en-suite

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00675/16

Location: The Grange, Smallbrook Farm, Smallbrook Lane, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Havenstreet, Ashey & Haylands

Proposal: Lawful Development Certificate for use of building as a single dwellinghouse (revised description).

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

The applicant has failed to demonstrate that the existing building had been used as a single dwellinghouse for a period of four years or more preceding the date of the application (31 May 2016) and so it is considered that, on the basis of the available evidence, it cannot be established, on the balance of probability, that its use as a single dwellinghouse (Use Class C3) on the date of the application would have been lawful as defined by section 191(2) of the Town and Country Planning Act 1990 (as

amended).

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.

Application No: P/00675/16

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of shed; proposed detached bungalow with garage; formation of vehicular access

Location: 33 Buckland Gardens, Ryde, Isle Of Wight, PO333AG

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

1. The proposed detached dwelling would represent an overdevelopment of this site resulting in a lack of suitable amenity space for both the host dwelling and proposed dwelling. This would result in unacceptable living conditions for prospective occupiers and existing occupiers. In addition, the dwelling would appear cramped within the plot and at odds with the established spatial arrangement of properties and would therefore be out of character with the prevailing pattern of development in the surrounding area. Therefore the development would be contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy together with the requirements of the National Planning Policy Framework with particular regard to Section 7: Requiring Good Design.

2. The proposal would result in the loss of a poplar tree and sweet gum which are high amenity trees within the application site and which contribute to the character of the area. The loss of these trees would detract from the arboreal character of the wider area and the proposed mitigation would be insufficient to address the harm that would result from the proposal. Therefore the development would not be in accordance with policies SP5 (Environment), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy together with the requirements of the National Planning Policy Framework with particular regard to Section 7: Requiring Good Design.

Ryde Town Council objects to this application on the basis that the application is not accompanied by a tree report confirming the arrangements for the current trees on the site.

Application No: P/00972/16

Location: Stone Cottage, Pitts Lane, Ryde, Isle Of Wight, PO333SU

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Demolition of garage; proposed detached dwelling with parking (revised scheme)(revised plans)

Decision: Granted Plan Permission (or issue Cert)

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).

Application No: P/00970/16

Location: land adjacent, Ryde Court, St. Thomas Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: Proposed car park with vehicular access; repairs to stone wall; landscaping

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to these proposals.

Application No: P/00971/16

Location: land adjacent, Ryde Court, St. Thomas Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: LBC for proposed repair of existing stone boundary wall in association with construction of car park

with vehicular access

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**

Street Trading Application

Local Government (Miscellaneous Provisions) Act 1982 Schedule 4

Application for: **Street Trading Consent Renewal for Ryde Farmers Market**

12. LICENSE DECISIONS

None

13. Pedestrianisation of the High Street

P/266/16 – Ryde Town Council’s Planning Committee recommend to Ryde Town Council’s Full Council that it carries out a public consultation with the community on the following:

- **The drafting of a new Prohibition of Driving Traffic Order**
- **The drafting of a new No Waiting at Any Time Parking Restriction**
- **The installation of two new loading bays**

Subject to the public consultation it is recommended that RTC include within provisions a fall-back position for the delivery of measures to pedestrianise the High Street including:

- **Monitoring and assessment of implementation of measures outlined within this report and that if these measures are not delivering improved outcomes for the High Street then alternative measures (such as bollards or other prevention/enforcement measures) are investigated.**

14. Coastal Communities Action Plan - Ryde

P/267/16 Ryde Town Council’s Planning Committee did not recommend a prioritisation approach to regeneration priorities but recommended that Cllr.Warren work with the planning clerks to group measures for consideration in a future report to this committee.

15. Transport Infrastructure Task Group

P/268/16 Ryde Town Council’s Planning Committee recommended that the draft response be submitted to Ryde Town Council’s Full Council for consideration before submission to IWALC.

16. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 11th October 2016