



**RYDE
TOWN COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 6th. June 2017 AT THE TOWN COUNCIL OFFICES, 10 LIND
STREET, RYDE**

Present: Cllr M Ross, Cllr H Adams, (Mayor), Cllr J Moody,
Cllr N Farrell

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

PUBLIC QUESTION TIME

A member of the public asked about the safety of the masonry on Ryde Theatre and stated that he had taken several photographs of the parapet around the theatre.

A member of the public asked for clarity on the decision to approve the application for housing at Westridge Farm. The clerks informed the committee that the approval was still subject to the completion of a section 106 legal agreement and as yet this has not been agreed.

86/17 APOLOGIES

Cllr Hall, Cllr Critchley and Cllr Stephens sent their apologies.

87/17 DECLARATIONS OF INTEREST

None

88/17 MINUTES

RESOLVED that the minutes of the planning committees held on the 25th.April 2017 and 19th. May 2017 be approved as a true and accurate record and signed by the Chairman

89/17 PROGRESS ON ACTION TAKEN

Vectis Hall

The clerks informed the committee that Vectis Hall has been placed on the open market and being marketed for sale by closed bids with a guide price of £175,000

Parking in West Street

The Clerks informed the committee that they had been in contact with IW Council officers to discuss the traffic problems during school drop off and pick up times. The IW Council Officer said that he would get some parking enforcement officers to check during these times and move offending vehicles on. The clerks stated that they would monitor the situation.

Ryde Theatre

The clerks informed the committee that they had contacted building control and a building control officer had visited the site and informed the clerks that the building was, at present with the barriers in place, safe for the public.

90/17 MEMBERS QUESTIONS

Cllr Lilley informed the committee that he had called in an application to change use class for a storage depot in Victoria Crescent. He further informed the committee that he supported the application in principle but would like conditions over opening times and types of materials stored included in any approval. The committee confirmed their support to this action.

91/17 **PLANNING APPLICATIONS**

Week Commencing 28th. April 2017

1. Application No: P/01435/16 Alt Ref: TCP/13487/B
Parish(es): Ryde Ward(s): Ryde North West
Location: Seaward Guest House, 14-16 George Street, Ryde, Isle Of Wight, PO332EW
Proposal: Change of use of guest house to residential dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01435/16>

Ryde Town Council was unable to comment on this application because there is lack of information on which to form a view. The property is a Grade 11 listed building and it stands within a conservation area. The application does not give any reference to planning policy for this area or any details of the planning history for this property.

Policy SP4 (a loss of bed spaces through redevelopment or conversion to other uses will be permitted where it can be demonstrated that the use is no longer viable and that the premises/site has been marketed for at least 12 months at an appropriate market price)

Furthermore, there was no reference to a listed building consent application.

These comments were made by the RTC clerks under delegated powers over the election period on behalf of the RTC Planning Committee.

2. Application No: P/00435/17 Alt Ref: TCPL/33056/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 9 Lind Street, Ryde, Isle Of Wight, PO332NQ
Proposal: Renovation and new access to existing roof terrace.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00435/17>

Ryde Town Council declared a non-pecuniary interest in this application and was unable to comment.

3. Application No: P/00455/17 Alt Ref: LBC/33056
Parish(es): Ryde Ward(s): Ryde North West
Location: 9 Lind Street, Ryde, Isle Of Wight, PO332NQ
Proposal: LBC for renovation and new access to existing roof terrace.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00455/17>

Ryde Town Council declared a non-pecuniary interest in this application and was unable to comment.

4. Application No: P/00480/17 Alt Ref: TCP/33064
Parish(es): Ryde Ward(s): Ryde East
Location: Cawsand, 127 West Hill Road, Ryde, Isle Of Wight, PO331LW

Proposal: Proposed single storey rear extension; addition of doors and Juliet balcony at 1st floor level on front elevation; deck garden terrace
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00480/17>

Ryde Town Council did not object to this application

These comments were made by the RTC clerks under delegated powers over the election period on behalf of the RTC Planning Committee.

Week Commencing 05th. May 2017

5. Application No: P/00506/17 Alt Ref: TCP/09600/B
Parish(es): Ryde Ward(s): Ryde North West
Location: 14 Westfield Park, Ryde, Isle Of Wight, PO333AB
Proposal: Single storey front extension; raised patio; alterations to vehicular access; alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00506/17>

Ryde Town Council did not object to this application

These comments were made by the RTC clerks under delegated powers over the election period on behalf of the RTC Planning Committee.

6. Application No: P/00488/17 Alt Ref: TCP/33069
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 8 Quarr Close, Ryde, Isle Of Wight, PO334EN
Proposal: Demolition of dwelling; proposed replacement dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00488/17>

Ryde Town Council did not object to this application subject to the recommendations of the tree team

These comments were made by the RTC clerks under delegated powers over the election period on behalf of the RTC Planning Committee.

7. Application No: P/00286/17 Alt Ref: TCP/22748/A
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: Pegasus, 39 Ashley Road, Ryde, Isle Of Wight, PO332UT
Proposal: Demolition of garage; proposed single/two storey side extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00286/17>

Ryde Town Council does not object to this application

These comments were made by the RTC clerks under delegated powers over the election period on behalf of the RTC Planning Committee.

Week Commencing 12th. May 2017

8. Application No: P/00532/17 Alt Ref: TCP/33072
Parish(es): Ryde Ward(s): Ryde East
Location: 189 Great Preston Road, Ryde, Isle Of Wight, PO331AY
Proposal: Demolition of conservatory; proposed single/two storey rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00532/17>

Ryde Town Council did not object to this application

These comments were made by the RTC clerks under delegated powers over the election period on behalf of the RTC Planning Committee.

Week Commencing 19th. May 2017

9. Application No: P/00557/17 Alt Ref: TCP/21297/B
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands
Location: 1 Colenutts Road, Ryde, Isle Of Wight, PO333HS
Proposal: Proposed single storey rear extension with flat roof (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00557/17>

RESOLVED - Ryde Town Council does not object to this application

10. Application No: P/00563/17 Alt Ref: LBC/11031/C
Parish(es): Ryde Ward(s): Ryde North East
Location: 21 Barfield, Ryde, Isle Of Wight, PO332JP
Proposal: Listed Building Consent for formation of new back door on south elevation; 2 new ground floor windows on west elevation; internal alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00563/17>

RESOLVED - Ryde Town Council does not object to this application subject to the comments of the conservation officer.

11. Application No: P/00535/17 Alt Ref: TCP/32819/B
Parish(es): Ryde Ward(s): Ryde North West
Location: land rear of 57, Union Street, Ryde, Isle Of Wight, PO33
Proposal: Proposed dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00535/17>

RESOLVED - Ryde Town Council objects to this application on the grounds that the site would be overcrowded with lack of amenity space. The close proximity of the proposed building to the neighboring buildings means that there will be a lack of natural light to the ground floor.

12. Application No: P/00552/17 Alt Ref: TCPL/08963/G
Parish(es): Ryde Ward(s): Ryde North East
Location: Nelson Mansions, 1 Nelson Place, Ryde, Isle Of Wight, PO332ET
Proposal: Retention and completion of replacement windows on north, south, east and west elevations; replacement of windows on north and west elevations

at 1st floor level with french doors to include new/replacement railings; painting of south and east elevations

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00552/17>

RESOLVED - Ryde Town Council does not object to this application subject to the comments of the conservation officer.

13. Application No: P/00553/17 Alt Ref: LBC/08963/F
Parish(es): Ryde Ward(s): Ryde North East
Location: Nelson Mansions, 1 Nelson Place, Ryde, Isle Of Wight, PO332ET
Proposal: LBC for retention and completion of replacement windows on north, south, east and west elevations; replacement of windows on north and west elevations at 1st floor level with french doors to include new/replacement railings; painting of south and east elevations

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00553/17>

RESOLVED - Ryde Town Council does not object to this application subject to the comments of the conservation officer.

14. Application No: P/00551/17 Alt Ref: TCP/33076
Parish(es): Ryde Ward(s): Ryde East
Location: Walled Garden, Bullen Road, Ryde, Isle Of Wight, PO33
Proposal: Demolition of greenhouse; proposed dwelling

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00551/17>

RESOLVED - Ryde Town Council does not object to this application.

Week commencing 26th. May 2017

15. Application No: P/00582/17 Alt Ref: TCP/33087
Parish(es): Ryde Ward(s): Ryde North East
Location: 11 West Street, Ryde, Isle Of Wight, PO332NW
Proposal: Demolition of garage and conservatory; proposed single storey side extension to form kitchen/diner; proposed single storey rear extension to form sun room

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00582/17>

RESOLVED - Ryde Town Council does not object to this application.

16. Application No: P/00585/17 Alt Ref: TCP/01625/H
Parish(es): Ryde Ward(s): Ryde East
Location: 123 Marlborough Road, Ryde, Isle Of Wight, PO331AW
Proposal: Demolition of garage and shed; 2 detached dwellings with parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00585/17>

RESOLVED - Ryde Town Council objects to this application on the grounds that Island Roads have identified concerns about the suitability of the access to Marlborough Road, the lack of turning space for refuse vehicles and a lack of information on the plans regarding the number of bedrooms at the existing property at 123 Marlborough Road. If this

property has more than 2 bedrooms the parking requirement for that property is 2 car spaces.

17. Application No: P/00586/17 Alt Ref: TCP/30491/D
Parish(es): Ryde Ward(s): Ryde North West
Location: 6 Beech Grove, Ryde, Isle Of Wight, PO333AN
Proposal: Proposed two storey extension at 1st floor level (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00586/17>

RESOLVED - Ryde Town Council does not object to this application but has concerns, due to lack of information, as to whether the development overlooks adjacent properties.

18. Application No: P/01218/16 Alt Ref: TCP/30335/B
Parish(es): Ryde Ward(s): Havenstreet, Asheys & Haylands
Location: Rosemary Vineyard, Smallbrook Lane, Ryde, Isle Of Wight, PO33BE
Proposal: Outline for proposed development of 181 dwellings and community building; formation of vehicular access (additional information submitted)(revised plans including a reduction in the number of dwellings)(readvertised)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01218/16>

RESOLVED - Ryde Town Council objects to this application on the following basis:

The means of access into the site from Asheys Road. It is considered that regardless of the 'minimum' standards required under the manual for streets this area is widely known as an area where peoples speed to avoid the current traffic calming measures and that this application brings forward the only realistic opportunity for a long term sustainable solution to slowing the traffic down in this area. It is recommended that a similar junction to that which is proposed in this application on Smallbrook Road be adopted for the Asheys Road junction. Whilst it is recognised that 1 side of the junction is 30 mph this is not adhered to by traffic speeding down the hill.

Lack of clarity over financial contributions towards Smallbrook Roundabout and Westridge Cross and no clarity from the IW Council on whether the roundabout proposed under the Pennyfeathers application can cope with the additional pressures from this and other proposed developments in the locality.

Lack of a sustainable public transport service in this location

Lack of clarity in the housing needs statement. The table shows that 80 units will be provided by Southern Housing (which is equivalent to 40%) whereas in paragraph 3.22 it is confirmed that 35% is proposed. Furthermore, in paragraph 3.23 the applicant has proposed 30% for affordable rent and 70% for intermediate tenure which is not in

accordance with policy DM4 as stated by the applicant. For confirmation RTC expects that 70% for affordable rent and 30% for intermediate tenure.

Islands Roads have recommended refusal and there are no subsequent measures included within the application to satisfy their concerns

19. Application No: P/00498/17 Alt Ref: TCP/06503/W
Parish(es): Ryde Ward(s): Ryde North West
Location: 185 High Street, Ryde, Isle Of Wight, PO33
Proposal: Change of use of 1st and 2nd floors from offices (B1) to 4 x flats
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00498/17>

RESOLVED - Ryde Town Council objects to this application on the grounds that the property lies within the Town Centre boundary and there is insufficient information to show that there is no longer a need for office space in this area.

20. Application No: P/00600/17 Alt Ref: TCP/15246/H
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands
Location: land adjacent to 1, Salters Road, Ryde, Isle Of Wight, PO33
Proposal: Demolition of entrance porch; alterations & conversion of outbuilding to form one residential unit; porch (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00600/17>

RESOLVED - Ryde Town Council does not object to this application

21. Application No: P/00574/17 Alt Ref: TCP/33085
Parish(es): Ryde Ward(s): Ryde West
Location: 53 West Street, Ryde, Isle Of Wight, PO332UH
Proposal: Single storey side & rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00574/17>

RESOLVED - Ryde Town Council does not object to this application

Week Commencing 2nd. June 2017

22. Application No: P/00453/17 Alt Ref: TCP/00636/W
Parish(es): Ryde Ward(s): Ryde East
Location: Fallowfield Rest Home, 14 Great Preston Road, Ryde, Isle Of Wight, PO331DR
Proposal: Retention and completion of conversion and extension of outbuilding to form on site staff accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00453/17>

RESOLVED - Ryde Town Council does not object to this application

23. Application No: P/00466/17 Alt Ref: LBC/20673/F
Parish(es): Ryde Ward(s): Ryde North East
Location: 54 The Strand, Ryde, Isle Of Wight, PO331JD
Proposal: LBC for demolition of steel staircase and balcony to rear of property and internal basement wall; proposed internal basement to reconnect lower

ground floor to main house; new bi-fold door and reinstate door in rear extension; full damp treatment

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00466/17>

RESOLVED - Ryde Town Council does not object to this application subject to the comments of the Conservation Officer

92/17 **PLANNING REVISIONS**

None.

93/17 **PLANNING APPEALS**

None

94/17 **PLANNING DECISIONS**

Week ending 21st. April 2017

Application No: P/00296/17

Location: 36 Arnold Road, Ryde, Isle Of Wight, PO333RQ

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Demolition of existing garage and rear extension; proposed two storey rear and side extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00224/17

Location: 49a George Street, Ryde, Isle Of Wight, PO332EN

Parish: Ryde Ward: Ryde North East

Proposal: Demolition of existing two storey dwelling; replacement with single storey dwelling

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 28th. April 2017

Application No: P/00291/17

Location: land adjacent to, Paddock Chase, Pitts Lane, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed detached dwelling (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00289/17

Location: 139 High Street, Ryde, Isle Of Wight, PO332RJ

Parish: Ryde Ward: Ryde North West

Proposal: Lawful Development Certificate for change of use from shop (A1) to single dwellinghouse (C3)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council objected to the proposal on the grounds that although there is paraphernalia of occupation in the property, its presence is hidden. The applicant has obscured the windows so that the contents are not visible. RTC objects on the basis that whilst there may not have been any intention to deceive there was certainly (in the committee's) opinion a deliberate intention to avoid a revaluation of Council Tax banding through the beneficial use of this area of the premises as a residential hereditament and as such if the sole intention was to ensure that members of the public did not see it as a shop then it should have just been left empty without screening. As such we will be passing this information to the Council Tax department and seeking a backdated revaluation of this premises as a residential unit and asking for the Council Tax to be paid.

RTC also objected because the property falls within the Town Centre Boundary and if the existing shops are allowed to become private residences the character of the town will be altered. RTC further comments that additional shops within the TCB have already started to put up screening which if allowed to continue would lead to this situation happening again in the future.

Application No: P/00324/17

Location: 56 Swanmore Road, Ryde, Isle Of Wight, PO332TQ

Parish: Ryde Ward: Ryde West

Proposal: Demolition/reconstruction of two storey rear extension; single storey rear extension and internal alterations (revised plans)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week Ending 5th. May 2017

Application No: P/00389/17

Location: Peter Pan's Playground, Esplanade, Ryde, Isle Of Wight, PO331JA

Parish: Ryde Ward: Ryde North East

Proposal: Proposed extension to existing ice cream kiosk

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00333/17

Location: 52 Hamilton Road, Ryde, Isle Of Wight, PO333QZ

Parish: Ryde Ward: Ryde West

Proposal: Lawful Development Certificate for proposed extension to rear dormer to form bedroom

Decision: Granted Plan Permission (or issue Cert)

Week Ending 12th. May 2017

Application No: P/00361/17

Location: 54 Buckland Gardens, Ryde, Isle Of Wight, PO333AG

Parish: Ryde Ward: Ryde North West

Proposal: Lawful Development Certificate for proposed garage conversion to include removal of existing garage doors to be replaced with windows

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00354/17

Location: 2 Weeks Road, Ryde, Isle Of Wight, PO332TJ

Parish: Ryde Ward: Ryde South

Proposal: Proposed two storey extension and single storey extension to existing dwelling; alterations

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00096/17

Location: Lynwood, 52 West Hill Road, Ryde, Isle Of Wight, PO331LN

Parish: Ryde Ward: Ryde North East

Proposal: Variation of condition 2 on P/01165/15 - TCP/27477/D to allow alterations to approved external elevations

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application but recommended a condition be attached to ensure that there is a reduction in net surface water run off post development being constructed on this site.

Week Ending 19th. May 2017

Application No: P/00403/17

Location: 4 Northwood Drive, Ryde, Isle Of Wight, PO333AQ

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of garage; proposed two storey side extension including garage, utility and hobby room on ground floor; en-suite bedroom at first floor; additional vehicular access and extended driveway

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal subject to the comments stated by Island Roads

Week Ending 26th. May 2017

Application No: P/00152/17

Location: Oakleigh Court, East Hill Road, Ryde, Isle Of Wight, PO33 1PL

Parish: Ryde Ward: Ryde North East

Proposal: Proposed replacement windows on entire building with UPVC; 2 no. main entrance doors replaced with UPVC

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

95/17 **TREE DECISIONS**
None

96/17 **LICENSE APPLICATIONS**

Street Furniture Application
Highways Act 1980 Section 115E

Application for: **Street Furniture Permit** for Hong Kong Express, Esplanade, Ryde

RESOLVED - Ryde Town Council does not object to this application

97/17 **LICENSE DECISIONS**

None

98/17 **Road Naming**

RESOLVED – The committee agreed that the suggested new road name of Gassiot Place should be adopted

99/17 **Highways Management Meeting**

RESOLVED – The committee selected Cllr Ross to be their representative

100/17 **20 mph Traffic Proposals**

RESOLVED - The committee selected Cllr Farrell to be their representative

101/17 **Victoria Street dual use bay**

RESOLVED – The committee asked the clerks to investigate the usage of the parking bays so that they could make a more informed decision

102/17 **Down to the Coast Representative**

RESOLVED - The committee selected Cllr Farrell to be their representative

103/17 **Pedestrianisation of Ryde High Street**

The committee heard a report from the clerks laying out the latest developments with proposals for Ryde High Street Pedestrianisation

RESOLVED – The committee asked the clerks to go back to Island Roads and seek clarification about what was possible with regards to permit parking on Anglesey Street prior to making a decision on whether to fund the IW Council's consultation.

104/17 **Cllr Moody informed the committee that Peter Griffiths (one of the planning clerks) was leaving Ryde Town Council and thanked him for his service to the planning committee and to Ryde Town Council in general.**

105/17 **DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **27th. June 2017**