



**RYDE
TOWN COUNCIL**

Town Hall Chambers
10, Lind Street
Ryde IOW
PO33 2NQ

Email: chris.turvey@rydetowncouncil.gov.uk

4th July 2018

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE
(Copies to all other members of the Council).

Dear Councillor,

You are hereby summonsed to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **TUESDAY 10th July 2018** at the **Council Chambers, 10 Lind Street, Ryde, Isle of Wight, PO33 2NQ** commencing at **7pm.** for the purpose of transacting the business set out in the agenda below. All members are invited to attend.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Turvey'.

Chris Turvey
Planning Clerk

PUBLIC QUESTION TIME

To receive and consider questions submitted by members of the public (limited to a maximum of 15 minutes).

1. APOLOGIES

To receive apologies for absence.

2. DECLARATIONS OF INTEREST

To receive any declarations of pecuniary or non-pecuniary (personal) interests relating to items on the Agenda.

3. MINUTES

To take as read and confirm as accurate the minutes of the meetings held on 19th June 2018.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Ryde BoRo Bike Experience.
- UK Pride update.
- Elmhurst Road Adoption
- Unpleasant Odour in Ryde

5. COMMITTEE MEMBERS QUESTIONS

To receive questions from planning committee members.

6. PLANNING APPLICATIONS

Week Commencing 22nd June 2018

1. Application No: P/00631/18 Alt Ref: TCP/00636/X
Parish(es): Ryde Ward(s): Ryde East
Location: Fallowfield Rest Home, 14 Great Preston Road, Ryde, Isle Of Wight, PO331DR

Proposal: Change of use from residential care home to provide 14 supported living units with shared facilities.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00631/18>

2. Application No: P/00642/18 Alt Ref: TCP/11569/E
Parish(es): Ryde Ward(s): Ryde East
Location: 77 Marlborough Road, Ryde, Isle Of Wight, PO331AF

Proposal: Proposed garage with access off Circular Road

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00642/18>

3. Application No: P/00691/18 Alt Ref: TCP/30068/D
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: Land adjacent to, 256 Upton Road, Ryde, Isle Of Wight, PO33
Proposal: Proposed dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00691/18>

Week Commencing 29th June 2018

4. Application No: P/00703/18 Alt Ref: TCP/23217/D
Parish(es): Ryde Ward(s): Ryde East
Location: Appley Beach Cafe, Appley Lane, Ryde, Isle Of Wight, PO331ND
Proposal: Proposed single storey extension (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00703/18>

5. Application No: P/00715/18 Alt Ref: TCP/12350/B
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 4 Arnold Road, Ryde, Isle Of Wight, PO333RJ
Proposal: Proposed two storey side extension and single storey rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00715/18>

Week Commencing 6th July 2018

6. Application No: P/00677/18 Alt Ref: TCP/03139/D
Parish(es): Ryde Ward(s): Ryde West
Location: 88 Pellhurst Road, Ryde, Isle Of Wight, PO333BS
Proposal: Demolition of existing substandard rear additions; new single storey rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00677/18>

7. Application No: P/00731/18 Alt Ref: TCP/19185/D
Parish(es): Ryde Ward(s): Ryde West
Location: Flat 2, 15 Partlands Avenue, Ryde, Isle Of Wight, PO333DS
Proposal: Demolition of existing conservatory; new garden room extension (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00731/18>

8. Application No: P/00736/18 Alt Ref: TCP/23688/U
Parish(es): Ryde Havenstreet & Ashley Ward(s): Havenstreet, Ashley & Haylands
Location: Roebeck Country Park, Gatehouse Road, Upton, Ryde, Isle Of Wight, PO334BP
Proposal: Installation of a sewage treatment plant on the South Field; siting of 3 lodges on the South Field; siting of 6 lodges on the East Field; access road down the west side of East Field
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00736/18>

7. PLANNING APPEALS

None

8. PLANNING DECISIONS

Week ending 15th June 2018

Application No: P/00500/18

Location: 7 Hawthorn Close, Ryde, Isle Of Wight, PO333PJ

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Demolition of car port; proposed two storey side extension

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00464/18

Location: Waterside Pool / Cafe, Esplanade, Ryde, Isle Of Wight, PO331JA

Parish: Ryde Ward: Ryde North East

Proposal: Construction of roof and internal alterations to form a fitness suite and associated facilities (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00514/18

Location: Trentham Guest House, 38 The Strand, Ryde, Isle Of Wight, PO331JF

Parish: Ryde Ward: Ryde North East

Proposal: Change of use from bed and breakfast establishment to a single dwelling

Decision: Granted Plan Permission (or issue Cert)

Application No: P/01299/17

Parish: Ryde Ward: Ryde East

Proposal: Demolition of greenhouse; proposed dwelling (revised scheme)(additional information)

Location: Walled Garden, Bullen Road, Ryde, Isle Of Wight, PO33

Decision: Refuse Plan Perm (or not issue Cert)

Reason:

The proposed development would result in an additional dwelling situated outside of a settlement boundary, away from services and facilities which would result in an unsustainable form of development and would result in a dwelling reliant on access by private car. Thus the scheme would result in a form of development that would fail to comply with the principles of sustainable development as required by the established planning policy framework. The principle of the scheme is therefore considered contrary to Policy SP1 (Spatial Strategy) of the Island Plan Core Strategy and the National Planning Policy Framework (NPPF).

Application No: P/00244/18

Location: 87 Bettsworth Road, Ryde, Isle Of Wight, PO333EN

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed pair of semi detached houses

Decision: Granted Plan Permission (or issue Cert)

Week ending 22nd June 2018

Application No: P/00480/18

Location: Windsor House, Binstead Road, Ryde, Isle Of Wight, PO333NB

Parish: Ryde Ward: Ryde West

Proposal: Proposed shed

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00495/18

Location: 36 Brookfield Gardens, Ryde, Isle Of Wight, PO333NP

Parish: Ryde Ward: Ryde North West

Proposal: Proposed single storey rear extension

Decision: Granted Plan Permission (or issue Cert)

Week ending 29th June 2018

Application No: P/00528/18

Location: 38 High Park Road, Ryde, Isle Of Wight, PO331BT

Parish: Ryde Ward: Ryde East

Proposal: Demolition of conservatory; proposed replacement conservatory and single storey rear extension

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00536/18

Location: 36 Dover Street, Ryde, Isle Of Wight, PO332BW

Parish: Ryde Ward: Ryde North East

Proposal: Proposed canopy; alterations

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00537/18

Location: 36 Dover Street, Ryde, Isle Of Wight, PO332BW

Parish: Ryde Ward: Ryde North East

Proposal: LBC for internal alterations and proposed canopy

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00529/18

Location: 123 Marlborough Road, Ryde, Isle Of Wight, PO331AW

Parish: Ryde Ward: Ryde East

Proposal: Demolition of garage and shed, detached chalet bungalow with garage and turning area, new parking area and turning area for existing dwelling (revised scheme) (revised plan)

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

By virtue of its location and layout, the proposal would result in an intrusive and inappropriate form of development that would be contrary to and out of character with the established spatial pattern of properties within this area. As such, it is considered that this form of development on non-previously developed land would not enhance the character and context of the area and would therefore not constitute appropriate land for development as required

by policy SP1 (Spatial Strategy) whilst also being contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy as well as being in conflict with the principles of good design and sustainable development as required by the National Planning Policy Framework.

Application No: P/00490/18

Location: 35 St. Johns Hill, Ryde, Isle Of Wight, PO331ES

Parish: Ryde Ward: Ryde East

Proposal: Proposed conversion of existing attached double garage to annexe accommodation including side and rear extensions, rear glazed veranda and overcladding of first floor with 'Hardi-Plank' cladding

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00513/18

Location: Island Printers, 11 East Street, Ryde, Isle Of Wight, PO331JP

Parish: Ryde Ward: Ryde North East

Proposal: LBC for demolition of existing printers building (revised description)

Decision: Granted Plan Permission (or issue Cert)

9. PLANNING APPEAL DECISIONS

Appeal Ref: APP/P2114/W/17/3189158

Land Rear of 57 Union Street, Ryde, Isle of Wight PO33 2LG

10. TREE DECISIONS

Protection **Trees in Ryde Conservation Area**
Location **Ryde School, 7 Queens Road, Ryde,**

No objection to the following:

Consent to fell the beech tree detailed in the to near ground level.

Reason: The beech tree has died.

Protection **Trees in Tree Preservation Order TPO/1976/6 A1**
Location **Vernon Square, Ryde,**

Consent for the following:

Consent to carry out the work schedule to the trees detailed in the application

Reason: The tree work detailed in the application is required as general management of the Vernon Square Garden to ensure the area is safe to the wider public.

Protection **Trees in Tree Preservation Order TPO/1949/1 G6**
Location **2 Stonelands Orchard, Binstead,**

Consent for the following:

Consent to carry out the following works to the trees detailed in the application.

- The lowest secondary branch growing over the conservatory is to be removed to the branch fork union.
- The upper crown above the secondary branch is to be reduced back by 1 metre from the branch tips.
- The crown is to be raised to 5 metres above ground level.
- The remaining crown is to be thinned by 30%

- Reason: The tree work is necessary to prevent the tree becoming a nuisance to the adjacent property.

11. LICENSE APPLICATIONS

Application for Street Trading Market Consent Renewal for Blackbeards Market, Shipwreck Isle, Appley Beach, Ryde

Application for a New Premises Licence – No. 64, George Street, Ryde

12. LICENSE DECISIONS

None

13. ISLAND PLANNING STRATEGY WORKING GROUP

To consider and agree the proposed terms of reference for the development of the Position Statement as agreed at Full Council on 2nd July. A copy of the terms of reference will follow

To establish a small working party to oversee the ongoing development of the Position Statement.

To note that a small amount of the budget allowed for the public realm may need to be used to assist with the development of the Position Statement

14. PUBLIC REALM BUDGET APPLICATIONS

To consider any applications received for Public Realm funding.

15. WIGHTLINK AND PROPOSALS FOR RYDE PIER.

For the elected representatives and the Clerk to report back to the committee on the discussions held with Wightlink on the new parking arrangements at Ryde Pier Head.

16. MEETING OF THE RYDE SOCIETY

To discuss the role of Ryde Town Council representatives at the The Ryde Society meeting at the Ryde Castle on 23rd July to discuss regeneration.

17. ANNUAL REGENERATION CONFERENCE

To confirm Ryde Town Council's attendance at the IW Council's Annual Regeneration Conference on 19th July 2018

18. MEETING ON INFRASTRUCTURE

To receive a report from the Clerk and Chairman on the recent workshop on Infrastructure Needs on the Island.

19. RYDE HARBOUR

To note the replies to questions on Ryde Harbour as requested at the Full Council meeting on July 2nd 2018

20. LETTER TO SHOPWATCH / PUBWATCH

To note a letter from Cllr Ross (Mayor) in response to a letter received from Shopwatch / Pubwatch regarding the aerial and VHF system.

21. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **31st July 2018.**

Ryde Town Council

Terms of Reference for the Development of Ryde Town Council's Position Statement

Summary of the Isle of Wight Council's Current Planning Policy Decisions

The Isle of Wight Council have identified that the existing planning policy and associated local plans need to be revised to accommodate the proposed Isle of Wight Council Regeneration Strategy and are making changes to the existing policy framework as follows:

- Replacing the Island Plan Core Strategy with new policy document entitled the Island Planning Strategy.
- Seeking to replace existing draft Area Action Plans, Vision Statements and Masterplans with new area specific policy documents including Neighbourhood Development Plans (NPD's) and Place Plans.
- Retaining any existing Neighbourhood Development Plans and Place Plans for incorporation in the new Planning Policy Framework.

1. Isle of Wight Council's Current planning policy

- 1.1. The Island Plan Core Strategy (including Waste and Minerals) and Development Management Development Plan Document, was adopted in March 2012. It will continue to be adopted until it is superseded by proposed new Island Planning Strategy (IPS).
- 1.2. The proposed area action plans (AAPs) (the Medina Valley, Ryde and The Bay Plans) have not been through the examination process. As such they do not form part of the development plan and carry little weight in the decision-making process.
- 1.3. Three neighbourhood development plans have been made on the Island, and a further two have been submitted for examination. There are no other designated neighbourhood plan areas on the Island.

2. Isle of Wight Council's proposed planning policy

- 2.1. The Island Plan Core Strategy, the proposed AAPs and the proposed Rural Area Plan will be replaced by a single Island Planning Strategy. The Island Planning Strategy will contain strategic policies, allocations, **area-based policies** and development management policies. It will reflect the content of the plans listed above (where they have been published), and work undertaken by the Regeneration Directorate.
- 2.2. The Island Planning Strategy will be a key document in the delivery of the council's Regeneration Programme and Strategy.
- 2.3. The work undertaken to date on the area action plans will be used to inform the content of the Island Planning Strategy.

2.4. As a unitary authority the council is also responsible for planning for minerals and waste. Therefore, a separate Island Planning Strategy: Minerals and Waste document will be prepared. This will address specific minerals and waste issues as necessary.

2.5. Such a change will enable planning documents (and policies) to be focused, align with, and contribute to, the council's regeneration strategy, provide certainty to markets and contribute to council's wider aspirations. It also reflects central government's preference to prepare a single 'local plan'.

3. Ryde Town Council and the proposed new Island Planning Strategy

3.1. In order to make sure that Ryde Town Council has a say in the future of the Town with regard the new planning policy proposals a report was considered RTC Planning Committee on setting out the options that might be available. After consultation with the Isle of Wight Council Planning Policy Officer and the Director of Regeneration the following 5 options were presented to the Town Council with regards contributing to the new Island Planning Strategy for Ryde.

<https://www.rydetowncouncil.org.uk/wp-content/uploads/2018/06/12062018-Strategic-Planning-Options-for-Ryde.pdf>

3.2. These options are outlined below:

1. A Supplementary Planning Document. (SPD)
2. A Ryde Place Plan
3. A Neighbourhood Development Plan for Ryde. (NPD)
4. A Coastal (area specific) Neighbourhood Development Plan
5. Consult with IW Council on their Draft Regeneration Programme and Strategy and Draft Island Planning Strategy and reserve the right to produce any of the other options on publication of the Draft IPS.

3.3. Option 5 was chosen as the preferred way forward for the Town Council at a meeting of the Planning Committee on 19th June 2018 (see minute No.369/18) for recommendation to Full Council. Option 5 seeks to influence the IPS in the following way. This decision was confirmed at the Full Council meeting on the 2nd July 2018

3.4. Option 5 seeks to influence the development of the Draft Regeneration Programme and Strategy and the Draft Island Planning Strategy. This will be done by formally issuing a Position Statement that acts to collate all the work undertaken, and evidence gathered by the Town Council and others, in relation to a range of planning policies including an assessment of the contents of the draft Ryde AAP and the Ryde Masterplan. This work will be undertaken internally by RTC and will have limited cost implications. The Town Council is clear that it needs to make effective use of its role as a statutory consultee in the planning process and to act to represent the views of the local community. The Position Statement will also enable the Town Council to comment on the draft proposals in the Island

Planning Strategy and the Regeneration Strategy when they are published. This approach also leaves the door open for the Town Council to undertake options 1, 2 or 3 at a later stage.

4. Review of Planning and other Policies

4.1. Option 5 will require Ryde Town Council to collate relevant information from various sources, prepare a draft Position Statement and carry out consultation prior to submission to The Isle of Wight Council for consideration as a key document in influencing the content for Ryde in the Island Planning Strategy.

Information sources which will feed into this Position Statement include

- The existing Draft Ryde Area Action Plan
- The existing Ryde Masterplan and Vision carried out by the Chamber of Commerce
- Information from the existing Island Planning Core Strategy
- Information collected from various public consultations
- Input from local groups
- Information from surveys carried out by local groups and Ryde Town Council
- Input from the IW Regeneration Team and the IW Planning Policy Team
- The Infrastructure Delivery Plan prepared by IW Council.
- Relevant Environmental Impact Assessments and associated studies
- Input from the Environment Agency on the Monkton Mead and Binstead catchments
- Input from other interested bodies
- Pedestrianisation proposals and consultation outcomes

5. Methodology

5.1. A working group will be appointed from the RTC Planning Committee to help prepare the submission, present at consultation events, disseminate and collate information collected at these events and from surveys carried out locally and report back to RTC. The working group will also attend meetings set up by the IW Regeneration Team, IW Planning Policy Team and meetings arranged by local groups.

5.2. Information contained in the draft Ryde AAP and associated documents such as the comments on the AAP agreed by RTC in December 2015 (see minute no. P/224/15) will be re-examined to test for soundness and relevance given the proposed changes in the Island Planning Strategy.

5.3. Information contained in the Ryde Masterplan and the Vision carried out by the Chamber of Commerce will be used to inform the Position Statement and the presented at consultation events planned by RTC.

5.4. Consultation events will be arranged by Ryde Town Council to gather the views of local people and organisations and inform them of Ryde Town Council's role in the process. There will also be an opportunity for local groups to present at these events.

5.5. Consultant advice will be sort to give expert opinion on the National Planning Policy Framework, legislation concerning Conservation Areas and advice on Nature Conservation Areas including SPA, RAMSAR and SSSI sites.

5.6. Prior to Publication a Draft Position Statement will be released for consultation.

6. Ongoing Liaison with the IW Council Planning Policy Team

6.1. Throughout the process regular liaison with the IW Planning policy team and the IW Regeneration Team should be maintained.

1. Please can the IWC write to all berth holders at the Ryde Harbour ASAP to inform them about the access arrangements to the Harbour during the Pride event
Jonathan Brand has requested information from the organisers and as soon as this is received we will advise all berth holders; I will, by way of copy email, ask Jonno to email you a copy of the letter/email
2. Please can the IWC confirm whether or not the Ryde Harbour is for sale
Ryde Harbour is not currently up for sale; however the Council is considering the long term future of both Ryde and Ventnor harbours and will be considering a delegated paper on this. Ryde Town Council will be consulted in due course. I have copied Alex Minns (Head of Commercial Services) into this as he is drafting the paper and may be able to advise on the likely timescales for this.

Dear Members of Shopwatch and Pubwatch,

Thank you for your letter regarding the Shopwatch/Pubwatch radio system and antenna. I am responding on behalf of all the town councillors that you have written to.

As you are aware the Isle of Wight Council (IWC) was the long standing responsible body for the antenna located on the old Ryde Theatre building. The IWC itself utilised the service for some of their own operations including parking services and they were the license holder for the equipment. Once the building was sold this responsibility, and your access to the radio system, continued for a short time under a separate arrangement between the IWC and the new owner. This arrangement came to an end when the electricity supply to the part of the building where the equipment was located was disconnected.

Ryde Town Council has never been a user, license holder or owner of the antenna or a radio system connected to it nor has it any legal right to the use of, or access, to the building and antenna. However, notwithstanding this the Town Council did recognise that the loss of this system could adversely impact upon the town and it agreed, after representation from Shopwatch/Pubwatch, to try and facilitate a solution to the cessation of this service by the IWC. This facilitation involved RTC Members and officers having discussions with the IWC and with Capcom to see whether the existing antenna and equipment could be brought back into use if the electricity supply could be reconnected at the Theatre and, at a later stage, whether the IWC would, alternatively, assist with the relocation of the antenna and equipment to another suitable location in Ryde. The research undertaken by RTC about these options, at the behest of its Planning Committee, was also reported in some detail to both the Committee and to local councillors and we also understand that Shopwatch/Pubwatch also made similar enquiries to Capcom. Unfortunately, having had little success with discussions with the IWC about the matter of the electricity supply the Town Council were then advised by the IWC that Councillor Adrian Axford would take this matter forward to see if he, in his role as Isle of Wight ward Councillor, could broker a solution. As you know Councillor Axford has had various meetings with IW Council Officers and as a result you have been offered 2 options to reinstate the system. The first is an internet based system with low start up and ongoing costs and the second which involves the IWC paying a sum towards the repositioning of the system to the All Saints' Church and the purchase of new radio equipment, which you would be responsible for going forward. You were also advised that Shopwatch/Pubwatch would be able to apply to the Town Council for grant funding towards the purchase of the equipment required for either of the two options. You indicate in your letter that you have now located and priced equipment which can provide the required service under option 2 and it may be that you could, as mentioned above, now consider applying to the Town Council for funding to help with the purchase of this equipment.

It is helpful to have your feedback about the allocation of the Town Council's budget towards services such as town planting and decorative lighting – however I must stress again that the loss of the antenna and radio system was not a decision by the Town Council and there would still seem to be an opportunity here for the Town Council to offer funding support to help ensure that the system is reinstated. The IWC has offered to assist with this and it may be that you could also seek support from the police and the local Community Safety Partnership going forward as these are the bodies with responsibility for addressing local crime and disorder issues.

Yours sincerely

Councillor Malcolm Ross
Mayor, Ryde Town Council