



**RYDE
TOWN COUNCIL**

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON
TUESDAY 29th May 2018 AT THE COUNCIL CHAMBERS,
10 LIND STREET, RYDE, ISLE OF WIGHT PO33 2NQ**

Present: Cllr J Moody (Chair), Cllr D Conyers (Deputy Chair),
Cllr M Ross (Mayor), Cllr C Hall (Deputy Mayor)
and Cllr I Stephens.

In attendance: Chris Turvey, Planning Clerk
Grace Morris (Minutes)

PUBLIC QUESTION TIME

A member of the public asked whether Ryde Regeneration would be discussed at the meeting as suggested at the previous planning meeting. The Clerk informed them that it was not on the current agenda but would be discussed in the near future.

347/18 ELECTION OF CHAIRMAN

Cllr Stephens nominated Cllr Ross as temporary Chair for the first item of business and this was carried unanimously. Cllr Ross took the chair and received a nomination from Cllr Stephens, which was seconded by Cllr Hall, to appoint Cllr Moody as RTC Planning Committee Chairman, this was carried unanimously.

348/18 ELECTION OF VICE CHAIRMAN

Cllr Moody took the chair and received a nomination from Cllr Stephens, which was seconded by Cllr Hall, to appoint Cllr Conyers as Vice Chairman, this was carried unanimously.

349/18 APOLOGIES

Cllr Adams, Cllr Wakeley, Cllr Lucioni, Cllr Lilley and Cllr Farrell gave their apologies

350/18 DECLARATIONS OF INTEREST

None

351/18 MINUTES

RESOLVED - That the minutes of the planning committee held on the 8th May 2018 be approved as a true and accurate record and signed by the Chairman.

352/18 PROGRESS ON ACTION TAKEN

Public Realm Budget Allocation

The Clerk informed the committee that he had added the proposed amendments as agreed at the previous meeting and submitted the Public Realm Strategy for consideration at Full Council.

Monkton Mead Brook Engineering update

The clerk informed the committee that he had received a written update from the contractors and had posted the information on the RTC website.

353/18 MEMBERS QUESTIONS

Cllr Conyers informed the committee that she had been trying to have a small hedge removed from an area in Binstead which was encroaching on the pavement and causing a safety hazard. Cllr Conyers had contacted several agencies and been, as yet unsuccessful in getting the problem resolved. The Clerk said that he would look into the issue and give Cllr Conyers the contact details for Natural England.

354/18 **PLANNING APPLICATIONS**

Week Commencing 11th May 2018

1. Application No: P/00500/18 Alt Ref: TCP/33462
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 7 Hawthorn Close, Ryde, Isle Of Wight, PO333PJ
Proposal: Demolition of car port; proposed two storey side extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00500/18>

RESOLVED – Ryde Town Council does not object to this proposal subject to confirmation that the boundary fence will not be moved to the conveyance boundary as this will make the development unsuitable within the revised site boundary.

2. Application No: P/00495/18 Alt Ref: TCP/33464
Parish(es): Ryde Ward(s): Ryde North West
Location: 36 Brookfield Gardens, Ryde, Isle Of Wight, PO333NP
Proposal: Proposed single storey rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00495/18>

RESOLVED – Ryde Town Council does not object to this proposal

3. Application No: P/00514/18 Alt Ref: TCP/33466
Parish(es): Ryde Ward(s): Ryde North East
Location: Trentham Guest House, 38 The Strand, Ryde, Isle Of Wight, PO331JF
Proposal: Change of use from bed and breakfast establishment to a single dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00514/18>

RESOLVED – Ryde Town Council does not object to this proposal subject to the 10 year accounts summary confirming that the Bed and Breakfast business is not economically viable.

4. Application No: P/00512/18 Alt Ref: TCPL/20833/D
Parish(es): Ryde Ward(s): Ryde North East
Location: Island Printers, 11 East Street, Ryde, Isle Of Wight, PO331JP
Proposal: Demolition of existing printer store; proposed pair of semi detached dwellings (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00512/18>

RESOLVED - Ryde Town Council does not object to this proposal, however the proposed development is in Zone 2 and the parking proposal does not conform with the Parking Provision SPD which requires 2 spaces for cars, 2 bike spaces and 2 bike stands. Therefore, a Parking Provision Assessment will

be required to justify the level of parking proposed. In addition an agreement covering contributions in respect of the Solent SPA SPD should be included in any planning approval.

5. Application No: P/00513/18 Alt Ref: LBC/20833/D
Parish(es): Ryde Ward(s): Ryde North East
Location: Island Printers, 11 East Street, Ryde, Isle Of Wight, PO331JP
Proposal: LBC for demolition of existing printer store; proposed pair of semi detached dwellings (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00513/18>

RESOLVED - Ryde Town Council does not object to this proposal, however the proposed development is in Zone 2 and the parking proposal does not conform with the Parking Provision SPD which requires 2 spaces for cars, 2 bike spaces and 2 bike stands. Therefore, a Parking Provision Assessment will be required to justify the level of parking proposed. In addition an agreement covering contributions in respect of the Solent SPA SPD should be included in any planning approval.

Week Commencing 18th May 2018

6. Application No: P/00477/18 Alt Ref: TCP/10413/E
Parish(es): Ryde Ward(s): Ryde North East
Location: 81 George Street, Ryde, Isle Of Wight, PO332JF
Proposal: New timber studio for growth of existing yoga and pilates classes
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00477/18>

RESOLVED – Ryde Town Council does not object to this application subject to a tree survey being carried out to determine the potential effect on nearby trees. Any footings which fall within existing tree root protection areas should be designed so as to have no detrimental impact on the root systems.

7. Application No: P/00480/18 Alt Ref: TCP/25370/A
Parish(es): Ryde Ward(s): Ryde West
Location: Windsor House, Binstead Road, Ryde, Isle Of Wight, PO333NB
Proposal: Proposed shed
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00480/18>

RESOLVED – Ryde Town Council does not object to this proposal.

8. Application No: P/00490/18 Alt Ref: TCP/11623/C
Parish(es): Ryde Ward(s): Ryde East
Location: 35 St. Johns Hill, Ryde, Isle Of Wight, PO331ES
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
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00490/18>

RESOLVED – Ryde Town Council does not object to this proposal.

9. Application No: P/00528/18 Alt Ref: TCP/33472
Parish(es): Ryde Ward(s): Ryde East
Location: 38 High Park Road, Ryde, Isle Of Wight, PO331BT
Proposal: Demolition of conservatory; proposed replacement conservatory and single storey rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00528/18>

RESOLVED – Ryde Town Council does not object to this proposal.

10. Application No: P/00529/18 Alt Ref: TCP/01625/J
Parish(es): Ryde Ward(s): Ryde East
Location: 123 Marlborough Road, Ryde, Isle Of Wight, PO331AW
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)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00529/18>

RESOLVED – Ryde Town Council objects to this application on the grounds that, in agreement with Island Roads, the access to and from the site is unsafe and does not meet minimum requirements with regard site lines.

11. Application No: P/00536/18 Alt Ref: TCPL/22491/D
Parish(es): Ryde Ward(s): Ryde North East
Location: 36 Dover Street, Ryde, Isle Of Wight, PO332BW
Proposal: Proposed canopy; alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00536/18>

RESOLVED – Ryde Town Council does not object to this proposal.

12. Application No: P/00537/18 Alt Ref: LBC/22491/C
Parish(es): Ryde Ward(s): Ryde North East
Location: 36 Dover Street, Ryde, Isle Of Wight, PO332BW
Proposal: LBC for internal alterations and proposed canopy
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00537/18>

RESOLVED – Ryde Town Council does not object to this proposal.

13. Application No: P/00550/18 Alt Ref: TCP/21255/C
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Woodlands, Quarr Road, Ryde, Isle Of Wight, PO334EL
Proposal: Proposed enlargement of existing dormer window
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00550/18>

RESOLVED – Ryde Town Council does not object to this proposal.

Week Commencing 25th May 2018

14. Application No: P/00574/18 Alt Ref: TCP/21101/B
Parish(es): Ryde Ward(s): Ryde East
Location: 88 High Park Road, Ryde, Isle Of Wight, PO331BZ
Proposal: Proposed two storey side extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00574/18>

RESOLVED – Ryde Town Council does not object to this proposal.

355/18 PLANNING REVISIONS

None

356/18 PLANNING APPEALS

None

357/18 PLANNING DECISIONS

Week ending 4th May 2018

Application No: P/00125/18

Location: 9 Royal Walk, Ryde, Isle Of Wight, PO331NL
Parish: Ryde Ward: Ryde East
Proposal: Retention of porch on the front elevation, raised patio to rear; two storey rear extension; use of cladding on the front elevation and extension (revised description)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00300/18

Location: 13 Barfield, Ryde, Isle Of Wight, PO332JP
Parish: Ryde Ward: Ryde North East
Proposal: Lawful development certificate for proposed single storey rear extension
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00203/18

Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU
Parish: Ryde Ward: Ryde North West
Proposal: LBC for removal of southern gable end and rebuilding to match existing arrangement
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00290/18

Location: 166 High Street, Ryde, Isle Of Wight, PO332HW

Parish: Ryde Ward: Ryde North West

Proposal: 1 x externally illuminated fascia sign; 1 x non illuminated projecting sign

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00296/18

Location: Carmel, 6 Stonepitts Close, Ryde, Isle Of Wight, PO333NH

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of conservatory; proposed single storey rear extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 11th May 2018

Application No: P/00044/18

Location: land adjacent, Cranford House, Binstead Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde West

Proposal: Proposed detached house with parking

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 18th May 2018

Application No: P/00344/18

Location: 37 Upton Road, Ryde, Isle Of Wight, PO333HP

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed single storey flat roof extension on rear elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00351/18

Location: 21 Hayward Avenue, Ryde, Isle Of Wight, PO331AS

Parish: Ryde Ward: Ryde East

Proposal: Demolition of existing conservatory. Proposed single storey pitched roof rear extension and internal alterations (revised plans)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00141/18

Location: 12a, Wood Street, Ryde, Isle Of Wight, PO332DH

Parish: Ryde Ward: Ryde North East

Proposal: Demolition of existing workshop; replacement workshop and utility room (further corrected location plan received)(further readvertised application)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00314/18

Location: 12a, Wood Street, Ryde, Isle Of Wight, PO332DH

Parish: Ryde Ward: Ryde North East

Proposal: Replacement of roof on existing conservatory

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00347/18

Location: 110 Arthur Street, Ryde, Isle Of Wight, PO333BT

Parish: Ryde Ward: Ryde North West

Proposal: Proposed single storey side extension and alterations including ground floor fenestration changes and raising of existing flat roof to rear.

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/00324/18

Location: land adjacent, 43 Salters Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed detached dwelling to include parking

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

The proposal by reason of its scale, mass and design would result in a cramped and contrived form of development which would be out of character with surrounding properties and detrimental to the visual amenities of the street scene, failing to preserve or enhance the character, spatial context and appearance of the of the area contrary to Policies SP1 (Spatial Strategy) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Ryde Town Council did not object to this proposal subject to the assurance that the development would not affect the neighboring properties right to light.

358/18 **TREE DECISIONS**

Protection Trees in Tree Preservation Order TPO/1993/3

Location 10 Pell Lane, Ryde

Refusal for the following:

The oak tree in question is of particular significance to the wider area and of high amenity. The removal of the tree will have a major on the wider areas arboreal character given the prominence age and size of the tree. It is considered that whilst

there are pockets of decay these have not been sufficiently investigated to provide the necessary information to warrant the tree removal. For this reason the council cannot at this time justify giving consent for its removal.

Protection Trees in Tree Preservation Order 2003/14
Location 34 Dover Street, Ryde

Consent for the following:

To reduce the crown of the beech tree detailed in the application by 25% and raise the crown by 4 metres above ground level when measured from the garden side.

Reason: The work is necessary to ensure the tree does not become a nuisance and make it less dominating.

359/18 **LICENSE APPLICATIONS**

Isle of Wight Pride, The Esplanade, Ryde, Isle of Wight.
UK Pride Event on 21st July 2018.

The Clerk explained that Pride this year is much larger than last year's event, and the site boundary enclosed various RTC assets and services. As a result of this the skate park will be closed for the duration of the event, the Eastern Gardens Toilets will be used and cleaned by UK Pride during the event and additional toilet facilities will be sited outside of the event perimeter. In addition the Lifeguard service will be relocated further East along the beach. Cllr Ross expressed concern over access to the Marina and the Bowling Club and the Clerk said that he would investigate and report back to the committee.

24f Union Street, Ryde.
License for new Bar/ Restaurant

RESOLVED – Ryde Town Council does not object to this proposal.

360/18 **LICENSE DECISIONS**

None

361/18 **RYDE BORO BIKE EXPERIENCE**

The Clerk reported to the committee that the IW Council had decided to run a new attraction along the Ryde Seafront from Ryde Pier Head to Puckpool Park. The attraction was to be a 17 seater peddled vehicle. The Clerk further stated that the decision to grant this concession had been made by the IW Council without prior notification or consultation with RTC. Councillors expressed concerns about the safety of the proposed vehicle amongst pedestrians and requested sight of the Risk assessment etc which was carried out for this enterprise.

362/18 **DATE OF NEXT MEETING**

RESOLVED - The next Planning Committee meeting will be held on the 19th June 2018.