

UPDATE FOLLOWING THE PUBLICATION OF A REPORT TO THE PLANNING COMMITTEE – TUESDAY 22nd September 2020

1. **19/00921/FUL
19/00922/OUT** & **Proposed infrastructure works in connection with outline for mixed use community hub and business park application (19/00921/FUL)**

Outline for mixed use community hub and business park comprising retail (A1), restaurant/cafe (A3), dwellings (C3), GP surgery (D1), leisure (D2), business (B1), general industrial (B2); formation of vehicular access (19/00922/OUT)

Nature of Representation

Members will note that within the Committee report, Ryde Town Council have been quoted as supporting the development subject to stipulations. Ryde Town Council wrote to the Planning Authority on 7th August 2020 confirming that it supported the both the outline and full planning applications, subject to certain stipulations, as directly quoted within the committee report. However, the Town Council provided a further comment on 21st September confirming objection to both applications, given concerns raised by Island Roads.

The Town Council has also referred to the final sentence of paragraph 6.104 of the Committee report, which refers to various approved housing developments within Ryde. The report refers to Westacre Park however, Officers wish to clarify that this reference is to the approved and partially constructed 86 houses that are accessed via Hope Road (P/00760/16 & 19/01574/FUL). Members will note that a planning application for up to 475 dwellings on land East of Hope Road and commonly known as Westacre Park (20/01061/FUL) has been submitted to the Planning Authority but that it is not currently determined.

Members should note that since the publication of the committee report, some minor changes have been made to planning conditions for both the full and outline planning applications.

Regarding the full application, conditions 15 and 17 (relating to the proposed new roundabout junction and passing bay within Smallbrook Lane) have been altered to stipulate that those works would not take place until phase 2 of the development, rather than upon commencement. That is because the proposed access onto

Smallbrook Lane would not be required until that stage of the development, as agreed by Island Roads.

Regarding the outline planning application, the wording 'within each relevant phase' has been added to conditions 6, 10, 13, 23 and 29 so that in the event of approval, the various details required by those conditions could be submitted to the Planning Authority for agreement as each phase progresses. As currently worded, all details would be required for the whole site upon commencement, which is not a suitable approach for a large development that is split into phases.

Paragraph 6.115 of the Committee report lists the proposed highway works associated with development. The final bullet point within this paragraph refers to road widening works within Smallbrook Lane however, it should be noted that this is an error and that the proposed works relate to the provision of a passing bay, as stated within the remainder of the report.

Finally, members of the public have queried whether the existing bridge within Smallbrook Lane would require strengthening works. Island Roads have confirmed that the bridge is suitable to serve the traffic associated with this and other developments and requires no strengthening works.

Officer conclusion

For members to note the revised comments provided by Ryde Town Council, the comments relating to highway works and the changes to the conditions outlined above.

No change to recommendation

Ollie Boulter – Strategic Manager for Planning and Infrastructure Delivery
Sarah Wilkinson – Planning Team Leader
Russell Chick – Planning Team Leader

Date: 22st September 2020