



**RYDE  
TOWN COUNCIL**

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

Email: [rtcplanning@btconnect.com](mailto:rtcplanning@btconnect.com)

27<sup>th</sup> October 2015

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

Dear Councillor,

You are hereby requested to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **TUESDAY 3<sup>rd</sup> November 2015** at the TOWN COUNCIL OFFICE, 10, LIND STREET, RYDE commencing at **7pm**. for the purpose of transacting the business set out in the agenda below.

Yours sincerely,

Peter Griffiths  
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 meeting held on 13<sup>th</sup> October 2015.

### **4. PROGRESS ON ACTION TAKEN**

To update the Committee on actions taken.

- Consultation on Pedestrianisation of the High Street
- Community Highways Fund
- Planning Enforcement
- Street Furniture Licensing
- Response form IWC on Affordable Housing SPD

### **5. MEMBERS' QUESTIONS**

To receive any questions from members.

### **6. EMPTY AND DELAPIDATED LAND AND BUILDINGS**

To receive a report on empty and dilapidated land and buildings and make a recommendation on further action.

### **7. PLANNING APPLICATIONS**

#### **Press list 16 Oct 2015**

1. Application No: P/01178/15 Alt Ref: TCP/32419  
Parish(es): Ryde Ward(s): Ryde East  
Location: 1 Gladstone Cottages, Hope Road, Ryde, Isle of Wight, PO331AQ  
Proposal: Demolition of bathroom; single storey side/ rear extension to provide enlarged kitchen/ family room, bathroom and hall  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01178/15>

2. Application No: P/01188/15 Alt Ref: TCP/32423  
Parish(es): Ryde Ward(s): Ryde West  
Location: 96 Pellhurst Road, Ryde, Isle of Wight, PO333DR  
Proposal: Demolition of existing garage; stores; alterations; single storey rear/side extension; porch  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01188/15>

#### **Press list 23 October 2015**

3. Application No: P/01113/15 Alt Ref: TCP/01580/S  
Parish(es): Ryde Ward(s): Ryde East  
Location: Amaryllis, 6 Marlborough Road, Ryde, Isle of Wight, PO331AA  
Proposal: Proposed detached dwelling and garage  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01113/15>

4. Application No: P/01146/15 Alt Ref: TCP/16231/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 5 Newport Street, Ryde, Isle of Wight, PO332QB  
Proposal: Proposed porch  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01146/15>

#### **Press list 30<sup>th</sup> October 2015**

5. Application No: P/01213/15 Alt Ref: TCP/32435  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: land rear of 18 to 56 Mitchells Road, and land at and to rear of Sweet Meadows,  
Upton Road, Ryde, Isle of Wight, PO33  
Proposal: Outline for up to 70 dwellings; associated open space and attenuation ponds; parking and formation of vehicular access off Upton Road.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01213/15>

6. Application No: P/01231/15 Alt Ref: LBC/32331/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Lloyds TSB, 35 Union Street, Ryde, Isle of Wight, PO33  
Proposal: LBC for replacement ATM's  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01231/15>

7. Application No: P/01229/15 Alt Ref: TCP/19297/B  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: 6 Pitt Street, Ryde, Isle of Wight, PO333EB  
Proposal: Demolition of single storey extension; proposed two-storey extension on side elevation to form additional living accommodation (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01229/15>

#### **8. PLANNING REVISIONS**

**None received**

#### **9. PLANNING APPEALS**

**None received**

## 10. PLANNING DECISIONS

### Week 9<sup>th</sup> October 2015

1. Proposal: Retention of raised decking area and privacy screen  
Location: 11 Ashley Road, Ryde, Isle of Wight, PO332UN  
Application No: P/00992/15  
Refuse Plan Perm (or not issue Cert)

The retention of the raised decking in the manner shown on the submitted plans would result in development detrimental to the privacy and amenities, through general disturbance, of the adjoining residential properties. Therefore, the proposal would be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

**Ryde Town Council did not object to this application.**

### Week 16<sup>th</sup> October 2015

2. Application No: P/01000/15  
Location: Ashley Vineyard, Ashley Road, Ryde, Isle of Wight, PO334BB  
Parish: Ryde Ward: Havenstreet, Ashley & Haylands  
Proposal: Change of use of stores to B1  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this application.**

3. Application No: P/00983/15  
Location: 38 St. Thomas Street, Ryde, Isle of Wight, PO332DL  
Parish: Ryde Ward: Ryde North West  
Proposed dormer window on side elevation in connection with conversion of roof-space to form en-suite bedroom  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this application.**

4. Demolition of outbuildings; single storey side extension to form lobby, utility and larder; new pitched roof to replace flat roof over kitchen; new woodstore  
Location: Boulders Mead, Quarr Road, Ryde, Isle of Wight, PO334EL  
Application No: P/01012/15  
Refuse Plan Perm (or not issue Cert)

The proposed extension by virtue of its size and position would be within close proximity to a tree of importance to the local character, and the application contains insufficient information to adequately establish that the impact on the adjacent tree would be acceptable. As such the application fails to demonstrate that the scheme would not compromise the longevity of the tree, the loss of which would have a detrimental impact on the sylvan character of the area, therefore the proposal would be contrary to policy DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

**Ryde Town Council did not object to this application.**

**Week 23 October 2015**

Application No: P/01040/15

Location: Sunny Heights and Summer Place, Arnold Road, Ryde, Isle of Wight,

Parish: Ryde Ward: Binstead & Fishbourne

Approval of reserved matters on P/01223/14 - TCP/31852/A for landscaping  
(corrected description) (readvertised application)

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this application.**

## **11. TREE DECISIONS**

### **19A NEWNHAM LANE, BINSTEAD, RYDE**

- Consent to remove three lower crown limbs to prevent the tree becoming a nuisance

### **RICHMOND, 2 BELVEDERE STREET, RYDE**

- Consent raising the crown on an Ash, Sycamore, Bay, Lime and reduce a Eucalyptus to prevent the trees impeding traffic and being an inappropriate size for their location.

### **41 MAYFIELD ROAD, RYDE**

- Refusal to the felling of an Oak because it offers verdant character to the area.

### **HARCOURT SANDS, PUCKPOOL HILL, RYDE**

- Consent to the removal of a Poplar because it is dangerous and the removal of a Maple and Ash because they pose a threat to the public.

### **4 BUCKLERS DRIVE, RYDE**

- Consent to the removal of a dangerous Silver Birch.

## **12. LICENCE APPLICATIONS**

None received.

## **13. TESCO LOCAL COMMUNITY SCHEME**

To consider schemes for inclusion in a bid to the Tesco Local Community Grant scheme.

## **14. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the 24<sup>th</sup> November 2015.