



**RYDE
TOWN COUNCIL**

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

Email: rtcplanning@btconnect.com

26th August 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 1st September 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 11th July 2015.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Yellow Lines Spencer Road
- Appley Car Park
- Vectis Hall
- Royal York and Conservative Club
- Terminus Building
- Peter Pans Playground

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

7th August 2015

This application was advertised in the incorrect Parish – the consultation date has been extended to 4 September 2015.

1. Application: TCP/32351, P/00927/15
Parish: Ryde Ward(s): Havenstreet Ashley and Haylands
Location: 49 Upton Road Ryde Isle Of Wight PO333HP
Proposal: Householder Application Demolition of porches and w.c two storey side/rear extension to provide additional living accommodation
<https://www.iwight.com/planning/AppDetails3.aspx?frmId=30039>

14th August 2015

2. Application No: P/00953/15 Alt Ref: TCP/32362
Parish(es): Ryde Ward(s): Ryde South
Location: 22 Surrey Street, Ryde, Isle of Wight, PO332RX
Proposal: Single storey rear extension to enlarge living accommodation; alterations; raised decking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00953/15>

3. Application No: P/00952/15 Alt Ref: TCP/06903/B
Parish(es): Ryde Ward(s): Ryde North East
Location: Robreena, 28 West Hill Road, Ryde, Isle of Wight, PO331LQ
Proposal: Demolition of sheds, greenhouse, conservatory and boundary wall; alterations; replacement roof; new detached outbuilding to incorporate studio, garden store and shower; raised terrace with garden store under; alterations to vehicular access to include new entrance gates; new boundary wall; render to walls
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00952/15>

4. Application No: P/00877/15 Alt Ref: TCP/01628/L
Parish(es): Ryde Ward(s): Ryde South
Location: Scottish and Southern Energy Plc., Bennett Street, Ryde, Isle of Wight, PO332BJ
Proposal: Retention of oil storage tank, drainage system and interceptor
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00877/15>

5. Application No: P/00652/15 Alt Ref: TCP/32364
Parish(es): Ryde Ward(s): Ryde East
Location: 36 Park Road, Ryde, Isle of Wight, PO331HH
Proposal: Demolition of garage; construction of end of terrace dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00652/15>

21st August 2015

6. Application No: P/00900/15 Alt Ref: TCP/32372
Parish(es): Ryde Ward(s): Ryde North West
Location: 27 West Street, Ryde, Isle of Wight, PO332QQ
Proposal: Formation of vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00900/15>

7. Application No: P/00954/15 Alt Ref: TCP/30953/C
Parish(es): Ryde Ward(s): Ryde West
Location: Rye House, Playstreet Lane, Ryde, Isle of Wight, PO333LJ
Proposal: Proposed detached dwelling and detached garage; vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00954/15>

28th August 2015

8. Application No: P/00992/15 Alt Ref: TCP/14901/B
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: 11 Ashley Road, Ryde, Isle of Wight, PO332UN
Proposal: Retention of raised decking area and privacy screen
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00992/15>

9. Application No: P/00983/15 Alt Ref: TCP/32380
Parish(es): Ryde Ward(s): Ryde North West
Location: 38 St. Thomas Street, Ryde, Isle of Wight, PO332DL
Proposal: Proposed dormer window on side elevation in connection with conversion of roof space to form en-suite bedroom
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00983/15>

10. Application No: P/00963/15 Alt Ref: TCP/31464/A
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Quarrhurst, Quarr Road, Ryde, Isle of Wight, PO334EL
Proposal: Demolition of dwelling; replacement dwelling with detached ancillary amenity building; woodland sky walk; ancillary tree house
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00963/15>

7. PLANNING REVISIONS

None received.

8. PLANNING APPEALS

None received.

9. PLANNING DECISIONS

Week Ending 7th August 2015

a) Application No: P/00517/15 – 13 Union Road
Decision: Refuse Plan Perm (or not issue Cert)

1 The proposal by reason of its position, size, design and external appearance would be a visually intrusive development that would result in the loss of an important open green space within the street scene, currently provided by the site and would have an incongruous and cramped relationship with a neighbouring building (Keats House, 38 Union Road). As such the proposed development would fail to preserve or enhance the character and appearance of the Ryde Conservation Area and the setting of adjacent listed buildings (12 and 13 Union Street) contrary to the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework and the requirements of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 The proposal, by reason of its position, size, design and external appearance, would result in a serious loss of light and outlook for a neighbouring building (Keats House, 38 Union Road) and as such would have a detrimental effect on the living conditions and amenities of occupiers of this building contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.

Ryde Town Council resolved not to object to this application but comment that it considered that the dwelling units needed to be set further back from the road providing better access onto the highway network and to provide additional facilities for pedestrians.

b) Application No: P/00685/15

Location: OS Parcel 4553 land on the north side of, Carters Road, Upton, Ryde, Isle of Wight, PO33

Parish: Ryde Ward: Havenstreet, Ashey & Haylands

Proposal: Proposed storage building/ shelter

Registration Date: 19/06/2015

Case Officer: Richard Holmes Contact Tel No: (01983) 823552

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application and asked for a condition to be placed on any approval given that if the land was no longer used for that purpose then the storage shed was removed – This condition was placed on the approval.

14th August 2015

c) Application No: P/00789/15

Location: Beach-Wood, Quarr Road, Ryde, Isle of Wight, PO334EL

Parish: Ryde Ward: Binstead & Fishbourne

Proposed two-storey extension on side elevation to form additional living accommodation (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council resolved to object to this application on the grounds that the extension further encroaches on land between Fishbourne and Ryde leading to the perception that settlement coalescence is occurring.

21st August 2015

d) Application No: P/00806/15

Location: 9 Hazlemere Avenue, Ryde, Isle of Wight, PO333SA

Parish: Ryde Ward: Binstead & Fishbourne

Demolition of conservatory; single storey rear extension to provide additional living accommodation; conservatory (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council resolved not to object to this application

e) Application No: P/00805/15

Location: 15 and 16, High Street, Ryde, Isle of Wight, PO33 2HW

Parish: Ryde Ward: Ryde North West

Proposal: Non-illuminated fascia sign on rear elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council resolved to object to this application on the basis that the sign is not located within the primary retail frontage. It is considered that this sign does not significantly contribute to the character of the area not provide an attractive setting that integrates with its surroundings. The Town Council is concerned that this will set a precedent for signage on the rear of the properties in this area that does not accord with the principles set out in policy DM2 of the Core Strategy and will affect the 'amenity' of the neighbourhood.

10. TREE DECISIONS

- ARCHERY FIELD, APPLEY ROAD, RYDE – consent to tree work to improve the form of the trees and to make them safer.
- SEA WHISTLE, ABBEY LANE, RYDE – consent to tree reduction
- 11 WEST HILL ROAD, RYDE – consent to tree felling
- BEACHWOOD, QUARR ROAD, BINSTEAD, RYDE – consent to tree felling
- PLANTATION HOUSE, ASHLAKE COPSE ROAD, FISHBOURNE – consent to tree felling
- 3 PAVILION RISE, EAST HILL ROAD, RYDE – consent to reduce crown to Holm Oak
- 1 LONG ORCHARD, RYDE – consent to pollarding
- 2 SPENCER GLADE, RYDE - consent to a reduction in Yew tree
- HARCOURT SANDS, PUCKPOOL HILL, RYDE – consent to tree felling as certain trees posed a threat to the public.

11. STREET NAMING APPROVAL

To approve either Jellicoe Close or Broadway Close as a street name for a new development between Jellicoe Road and Broadway Crescent.

12. COASTAL COMMUNITIES TEAM

To receive a report on the Coastal Communities Team programme and make recommendations as appropriate.

13. LICENCE APPLICATIONS

1. To comment on application by The Castle Public House to have up to four tables with four chairs each located on John Street Ryde between 8am and 10 pm.

14. SOLENT LEP

To receive a report on a meeting held with the Solent LEP and make recommendation for action to improve employment opportunities as part of the planning process.

15. FOR INFORMATION

To confirm that Ryde Town Council has signed up to the Public Service Mapping Agreement provided by Ordnance Survey that will improve the mapping abilities of the Town Council.

16. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 22nd September 2015.