



RYDE TOWN COUNCIL

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

Email: rtcplanning@btconnect.com

1st April 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 7th APRIL 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,

Tracy Reynolds

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 17th March 2015

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

1) P/00209/15 - TCP/32016/A. 34 Buckland Gardens, Ryde, Isle Of Wight, PO333AG. Ryde North West Ward. Proposed single storey rear extension to provide lounge; porch and bay window on front elevation (revised scheme)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00209/15>

Comments due by 10th April 2015

2) P/00169/15 - TCP/08777/S. 17 St. Johns Hill, Ryde, Isle Of Wight, PO331EU. Ryde East Ward. Demolition of buildings; proposed construction of 8 semi-detached dwellings with vehicular access and parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00169/15>

Comments due by 10th April 2015

3) P/00249/15 - TCP/10073/A. 6 Wood Street, Ryde, Isle Of Wight, PO332DH. Ryde North East Ward. Rendering of front elevation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00249/15>

Comments due by 10th April 2015

4) P/00255/15 - TCP/18404/U. Peter Pan's Playground, Esplanade, Ryde, Isle Of Wight, PO331JA. Ryde North East Ward. Variation of condition nos. 2 and 8 on P/00542/14 - TCP/18404/T to allow for a roof mounted extraction fan to be installed to allow a widened range of menu options

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00255/15>

Comments due by 10th April 2015

5) P/00293/15 - TCP/21804/J. Ryde Lawn Tennis & Croquet Club, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ. Ryde West Ward. Proposed extension to enlarge clubhouse; refreshment cabin

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00293/15>

Comments due by 17th April 2015

6) P/00287/15 - TCP/32130/A. 17 Cross Street, Oakfield, Ryde, Isle Of Wight, PO331EH. Ryde South Ward. Retention of shed/workshop

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00287/15>

Comments due by 17th April 2015

7) P/00306/15 - TCP/16988/A. 8 Circular Road, Ryde, Isle Of Wight, PO331AL. Ryde East Ward. Proposed extension at first floor level on rear elevation to form en-suite bathroom and dressing area

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00306/15>

Comments due by 17th April 2015

8) P/00304/15 - TCP/30068/C. Land adjacent to, 256 Upton Road, Ryde, Isle Of Wight, PO33. Havenstreet, Asheys & Haylands Ward. Proposed detached dwelling

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00304/15>

Comments due by 17th April 2015

9) P/00283/15 - TCPL/24772/P. The Prince Consort, 19 St. Thomas Street, Ryde, Isle Of Wight, PO332DL. Ryde North West Ward. Proposed internal and external alterations including alterations to entrance porch and access gates in connection with refurbishment of offices and conversion of lower ground and upper ground floor offices to form two flats; alterations to parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00283/15>

Comments due by 17th April 2015

10) P/00284/15 - LBC/24772/N. The Prince Consort, 19 St. Thomas Street, Ryde, Isle Of Wight, PO332DL. Ryde North West Ward. LBC for proposed internal and external alterations including alterations to entrance porch and access gates in connection with refurbishment of offices and conversion of lower ground and upper ground floor offices to form two flats; alterations to parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00284/15>

Comments due by 17th April 2015

11) P/00251/15 - TCP/32217. 35 Marina Avenue, Ryde, Isle Of Wight, PO331NG. Ryde East Ward. Demolition of conservatory; Proposed alterations and extensions to convert bungalow into a chalet bungalow; solar panels; raised deck area

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00251/15>

Comments due by 17th April 2015

12) P/00345/15 - TCP/32225. 9 Hazlemere Avenue, Ryde, Isle Of Wight, PO333SA. Binstead & Fishbourne Ward. Demolition of conservatory; single storey rear extension to provide additional living accommodation; conservatory; decking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00345/15>

Comments due by 24th April 2015

7. PLANNING REVISIONS

To consider any revised plans received since the last planning committee meeting,

8. PLANNING APPEALS

To be advised that no planning appeals for Ryde have been received.

9. PLANNING DECISIONS

To receive the following planning decisions.

Week ending 13th March 2015

1) P/00041/15. Winterbourne Court, 34 Alexandra Road, Ryde, Isle Of Wight, PO331DT. Ryde East Ward. Demolition of front boundary wall; proposed four storey extension on side elevation to form 4 flats; new front boundary wall (revised scheme)

Decision: Refuse Planning Permission

1 The proposal by reason of its position, size, design and external appearance, would be an intrusive development, out of scale and character with the existing building, and would cause serious harm to the character and appearance of the Ryde St Johns Conservation Area and its setting contrary to the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy and the National Planning Policy Framework and the requirements of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Ryde Town Council raised no objections

2) P/01594/14. Birches, 1 Stonepitts Close, Ryde, Isle Of Wight, PO333NH. Ryde North West Ward. Demolition of garage; outline for two detached dwelling with vehicular accesses and parking

Case Officer: Stuart Van-Cuylenburg

Refuse Planning Permission

1 The proposal by reason of its position, size, design, layout and external appearance, would be a visually intrusive development, which would result in a markedly cramped appearance out of keeping with the spacious character of existing development in the locality and would have a serious adverse effect on the character and appearance of the area contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

2 The application has not demonstrated that adequate and safe access to the site from the public highway can be provided and so the proposal would fail to comply with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Ryde Town Council commented as below:

Ryde Town Council objects to this proposal and supports the objections already raised within the comments on the proposal. It is in the Town Council's view an overdevelopment of the site, which will significantly alter the existing street scene. It is therefore non compliant with Policy DM 2 (Design Quality for New Build). Furthermore this location experiences flooding on the bend and therefore any further loss of garden area will only increase the amount of surface water at this location and the risk of flooding to neighbouring properties.

3) P/01254/14. land adjacent, Cranford House, Binstead Road, Ryde, Isle Of Wight, PO33. Ryde West Ward. Detached house with parking (revised plans)(readvertised application)

Decision: Granted Planning Permission

Ryde Town Council raised no objections

Week ending 20th March 2015

4) P/00099/15. 37 Hillrise Avenue, Ryde, Isle Of Wight, PO333TZ. Binstead & Fishbourne Ward. Demolition of single storey side extension; replacement single storey side extension to provide bedroom and bathroom

Decision: Granted Planning Permission

Ryde Town Council raised no objections

5) P/00063/15. land adjacent to, 129, Marlborough Road, Ryde, Isle Of Wight, PO33. Ryde East Ward. Variation of condition 2 on P/01095/13 - TCP/07565/F to allow amendments to approved design of dwelling and layout of the development, in particular the driveway and parking area and omission of the approved garage (revised plans) (revised description).

Decision: Granted Planning Permission

Ryde Town Council commented as below:

Ryde Town Council does not object to the application subject to the applicant following the advice of the planning officer.

6) P/00024/15. Lake Huron, 51 Upton Road, Ryde, Isle Of Wight, PO333HR. Havenstreet, Ashley & Haylands Ward. Demolition of side extension; proposed alterations and conversion of public house to form 2 dwellings; detached house with carport; formation of parking/turning area

Refuse Planning Permission

1 The proposed dwelling (Plot 3) by reason of its design, size, bulk and layout within the site would result in a cramped and contrived form of development with limited amenity areas and as such an over-development of the site which would be out of character with surrounding properties and detrimental to the visual amenities of the street scene, appearing unduly prominent and visually obtrusive and failing to preserve or enhance the character, context and appearance of the street scene contrary to Policies SP1 (Spatial Strategy), DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

2 The proposed dwelling (Plot 3) because of its height, bulk, size and position close to the rear boundary of the site would be an intrusive, overbearing addition, resulting in a loss of outlook and a loss of light, and would have a serious and adverse effect on the amenities enjoyed by the occupiers of the neighbouring properties to the rear (south) known as 1 and 2 Greenville Cottages, contrary to the aims of the National Planning Policy Framework and Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Ryde Town Council commented as below:

Ryde Town Council objects to this proposal. The proposed additional dwelling would be an overdevelopment of the site and against policy DM2 (Design Quality for New Build). It would significantly alter the streetscene and is excessive in terms of its scale and mass. Given its close proximity to the boundary with Number 1 Bettsworth Road, together with the topography of the site, it would be overbearing and an unacceptable intrusion to the neighbouring property. The development would result in the loss of trees and is therefore non compliant with policy DM12 (landscape, Seascape, Biodiversity and Geodiversity). The proposed parking arrangements are unsatisfactory and are likely to impact detrimentally on highway safety being in close proximity to the junction.

Week ending 27th March 2015

7) P/00130/15. 290 Upton Road, Ryde, Isle Of Wight, PO333HP. Havenstreet, Asheys & Haylands Ward. Proposed single storey side extension to provide additional living accommodation

Decision: Granted Planning Permission

Ryde Town Council raised no objections

8) P/01436/14. Solent House, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ. Ryde West Ward. Proposed detached garage/workshop

Decision: Granted Planning Permission

Ryde Town Council commented as below:

Ryde Town Council raises no objections to this application subject to a satisfactory tree officers report. The Town Council would like to see the retention of all the mature trees on the site.

10. LICENCE APPLICATIONS

To consider and comment on the following application which has been received:

- Application for: Street Trading Consent for Pearl Izumi, Esplanade, Ryde.
<http://www.iwight.com/licensing/licenceconsultationlist.aspx>
The consultation period will end on the **13 April 2015**.

To note that the following licence has now been issued.

- New Premises Licence at Bagel Wrap, Union Street, Ryde

11. THE TRAVELODGE LIND STREET

To consider correspondence from a local businessman in relation to the planning approval and construction works at the Travelodge Hotel site in Lind Street Ryde.

12. THE RYDE MASTERPLAN

To consider the draft formal response to the Ryde Masterplan and if agreed recommend it to full council.

13. DATE OF NEXT MEETING

The next planning committee meeting is the 28th April 2015