



**RYDE**  
**TOWN COUNCIL**

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

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

6<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 13<sup>th</sup> October 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 22<sup>nd</sup> September 2015.

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

To update the Committee on actions taken.

- Letter to IWC on unsafe junction St. Johns Hill/Alexandra Road
- Consultation on Pedestrianisation of the High Street
- Coastal Communities scheme

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

To receive any questions from members.

### **6. AFFORDABLE HOUSING SPD update**

To receive an update on the adoption of the Affordable Housing Supplementary Planning Document.

### **7. PLANNING APPLICATIONS**

#### **Press list 25 September 2015**

1. Application No: P/01040/15 Alt Ref: TCP/31852/B  
Parish(es): Ryde Ward(s): Binstead  
Location: Sunny Heights and Summer Place, Arnold Road, Ryde, Isle of Wight, PO333RG  
Proposal: Approval of reserved matters on P/01223/14 - TCP/31852/A for landscaping (corrected description) (readvertised application)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01040/15>

#### **Press list 2 October 2015**

2. Application No: P/01095/15 Alt Ref: TCPL/09069/N  
Parish(es): Ryde Ward(s): Ryde North West

Location: 38 Union Street, Ryde, Isle of Wight, PO332LJ  
Proposal: Replacement of ATM  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01095/15>

3. Application No: P/01096/15 Alt Ref: LBC/09069/M  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 38 Union Street, Ryde, Isle of Wight, PO332LJ  
Proposal: LBC for replacement ATM  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01096/15>

4. Application No: P/01102/15 Alt Ref: TCP/25719/A  
Parish(es): Ryde Ward(s): Ryde East  
Location: Wright O, Victoria Crescent, Ryde, Isle of Wight, PO331DQ  
Proposal: Demolition of conservatory; single/two storey side/rear extension to provide additional living accommodation.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01102/15>

5. Application No: P/01104/15 Alt Ref: TCP/08222/P  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 33 Dover Street, Ryde, Isle of Wight, PO33 2BW  
Proposal: New dormer window on rear elevation; alterations to roof and existing dormer to include replacement roof covering and replacement roof lights  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01104/15>

6. Application No: P/01100/15 Alt Ref: TCP/29964/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 23 Queens Road, Ryde, Isle of Wight, PO333BG  
Proposal: Proposed dormer window on east elevation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01100/15>

### **Press list 9 October 2015**

7. Application No: P/00166/15 Alt Ref: TCP/00198/K  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 65a, Union Street, Ryde, Isle of Wight, PO332LG  
Proposal: Change of use of first and second floors to provide 2 self-contained flats  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00166/15>

8. Application No: P/01053/15 Alt Ref: TCP/27346/B  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 9 Chapel Road, Ryde, Isle of Wight, PO333RT  
Proposal: Construction of end of terrace dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01053/15>

9. Application No: P/01115/15 Alt Ref: TCP/06056/U  
Parish(es): Ryde Ward(s): Ryde North East  
Location: The Yard, Marymead Close, Ryde, Isle of Wight, PO33  
Proposal: Demolition of existing buildings; construction of office/workshop with covered workspace at ground floor level and residential unit at first floor level; parking  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01115/15>

10. Application No: P/01130/15 Alt Ref: TCPL/24772/U  
Parish(es): Ryde Ward(s): Ryde North West  
Location: The Prince Consort, 19 St. Thomas Street, Ryde, Isle of Wight, PO332DL  
Proposal: Proposed internal and external alterations including alterations to entrance porch and access gates in connection with refurbishment of offices and conversion of lower ground floor and upper ground floor to form 2 flats; alterations to parking (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01130/15>

11. Application No: P/01131/15 Alt Ref: LBC/24772/T  
Parish(es): Ryde Ward(s): Ryde North West  
Location: The Prince Consort, 19 St. Thomas Street, Ryde, Isle of Wight, PO332DL  
Proposal: 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 floor and upper ground floor to form 2 flats; alterations to parking (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01131/15>

12. Application No: P/01150/15 Alt Ref: TCP/32411  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 9 Nelson Place, Ryde, Isle of Wight, PO332ET  
Proposal: Replacement windows and door on front elevation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01150/15>

13. Application No: P/01138/15 Alt Ref: TCPL/17103/K  
Parish(es): Ryde Ward(s): Ryde South  
Location: Salvatore's, 21 Player Street, Ryde, Isle of Wight, PO332JB  
Proposal: Alterations and change of use for form 2 residential dwellings  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01138/15>

14. Application No: P/01139/15 Alt Ref: LBC/17103/J  
Parish(es): Ryde Ward(s): Ryde South  
Location: Salvatore's, 21 Player Street, Ryde, Isle of Wight, PO332JB  
Proposal: Listed Building Consent for alterations and change of use to form 2 residential dwellings.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01139/15>

## **7. PLANNING REVISIONS**

None received.

## **8. PLANNING APPEALS**

None received.

## **9. PLANNING DECISIONS**

### **Decisions week commencing 18/09/2015**

1. Application No: P/00927/15  
Location: 49 Upton Road, Ryde, Isle of Wight, PO333HP

Parish: Ryde Ward: Havenstreet, Ashey & Haylands  
Demolition of porches and w.c; two storey side/rear extension to provide additional living accommodation  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council raised no objection to this application.**

**Decisions week commencing 25/09/2015**

2. Application No: P/00873/15  
Location: land rear of 32-33 Union Street, with access off, Union Road, Ryde, Isle of Wight, PO33  
Parish: Ryde Ward: Ryde North West  
Amendments to scheme approved under P/00676/13 - TCP/31492/A to include provision of additional dwelling and repositioning of the pair of semi-detached houses (resulting in 8 dwellings in total)  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council raised no objection to this application.**

3. Application No: P/00877/15  
Location: Scottish and Southern Energy Plc., Benett Street, Ryde, Isle of Wight, PO332BJ  
Parish: Ryde Ward: Ryde South  
Proposal: Retention of oil storage tank, drainage system and interceptor  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council raised no objection to this application.**

4. Application No: P/00953/15  
Location: 22 Surrey Street, Ryde, Isle of Wight, PO332RX  
Parish: Ryde Ward: Ryde South  
Proposal: Single storey rear extension to enlarge living accommodation; alterations; raised decking  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council raised no objection to this application.**

5. Application No: P/00717/15  
Location: Wychwood, Quarr Hill, Ryde, Isle of Wight, PO334EH  
Parish: Ryde Ward: Binstead & Fishbourne  
Proposal: Detached dwelling with vehicular access and parking (revised scheme)  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council resolved to object to this application on the basis that the application made insufficient provision for the storage and attenuation of water on site and would lead to a detrimental impact on neighbouring properties and the wider catchment as described in the Ryde Surface Water Management Plan. In addition it is considered that the site further encroaches on land between Fishbourne and Ryde leading to the perception that settlement coalescence is occurring. The application is not accompanied by a**

**Unilateral Undertaking making provision for mitigation to the SPA. Ryde Town Council requests that in order for it to consider applications in full all documents must be uploaded on the website.**

**The application was approved with a condition that prior to occupation any surface water drainage works must have been completed in accordance with details submitted to and approved in writing by the Local Planning Authority including an assessment of the suitability of the site to incorporate SUDs and calculations to demonstrate that the development would not result in an increase in surface water run-off from the site and/or that there is adequate capacity in the existing system to accommodate additional surface water flows.**

6. Application No: P/00952/15

Location: Robreena, 28 West Hill Road, Ryde, Isle of Wight, PO331LQ

Parish: Ryde Ward: Ryde North East

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; new boundary wall; render to walls

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to the principle of modern development but does object to this application because it considered that the application does not sustain or enhance the character of the conservation area and proposes materials which are out of context for the local area and therefore not in accordance with the principles of policy DM2.**

**Ryde Town Council objects to this application on this basis because there has been no attempt to improve drainage as part of this application.**

**The application was approved because the planning officer considered that it maintained the variation in scale, design and materials of the surrounding area, would integrate and complement the mixed traditional character and appearance of the conservation area and considered that differing roof style alone would result in it appearing intrusive or incongruous within the street scene. The overall form of the property remains in keeping with the surrounding area and reflects the differing materials used in the locality.**

#### **Decisions week commencing 2/10/2015**

7. Application No: P/00871/15

Location: St Johns House (part of Oakfield Primary School), Appley Road, Ryde, Isle of Wight, PO331NE

Parish: Ryde Ward: Ryde North East

Proposal: LBC for internal and external repair and refurbishment works

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council raised no objection to this application.**

**10. TREE DECISIONS**

None received.

**11. LICENCE APPLICATIONS**

1. To consider the application in respect of Costa Coffee, High Street, Ryde

**12. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the 3<sup>rd</sup> November 2015.