



**RYDE
TOWN COUNCIL**

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

Email: rtcplanning@btconnect.com

2nd June 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 9th June 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 19th May 2015.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Yellow lines in Spencer Road
- Appley Car Park
- Vectis Hall
- Pedestrianisation of the High Street
- Royal York (insurance)
- Conservative Club
- Terminus Building
- 'Puffin Signals'
- Peter Pan's Playground
- Contact with Tree Officer
- Upton Road

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

Press list 22 May 2015

1. Application No: P/00508/15 Alt Ref: TCP/18479/R
Parish(es): Ryde Ward(s): Ryde North East
St. Marys RC Primary School, Amphill Road, Ryde, Isle of Wight, PO331LJ
Proposal: Proposed conservatory
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00508/15>

2. Application No: P/00537/15 Alt Ref: TCP/13664/C
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands
10 Butts Road, Ryde, Isle of Wight, PO333JH
Proposal: Demolition of porch; replacement porch; cladding to first floor level
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00537/15>

3. Application No: P/00546/15 Alt Ref: TCP/32271
Parish(es): Ryde and Brading
Bartletts Green Farm, Brading Road, Ryde, Isle of Wight, PO331QQ
Proposal: Removal of condition no. 5 on P/00813/11 - TCP/15307/W
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00546/15>

Development abutting Ryde Parish

4. Application No: P/00523/15 Alt Ref: TCP/05008/A
Parish(es): Havenstreet & Ashey Ward(s): Havenstreet, Ashey & Haylands
Location: Land between 107 and 117, Newnham Road, Ryde, Isle of Wight, PO33
Proposal: Two chalet bungalows with garages; formation of vehicular access and parking/turning area
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00523/15>

Press list 29 May 2015

5. Application No: P/00475/15 Alt Ref: TCP/11863/R
Parish Ryde Ward Ryde North East
Location: 85 George Street, Ryde, Isle of Wight PO33 2JE
Proposal: Proposed single storey lean-to extension to form boiler/plant room
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00475/15>

6. Application P/00571/15 Alt Ref: TCP/21336/A
Parish: Ryde Ward: Ryde East
Location: Westridge Skip Hire Ltd, The Yard, Bullen Road, Ryde, Isle of Wight, PO331AU
Proposal: Demolition of buildings; proposed construction of 7 dwellings with vehicular access and parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00571/15>

7. Application No: P/00602/15 Alt Ref: TCPL/24772/S
Parish(es): Ryde Ward(s): Ryde North West
Location: The Apartment, Prince Consort, 19 St. Thomas Street, Ryde, Isle of Wight
Proposal: Installation of two additional windows on west elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00602/15>

8. Application No: P/00603/15 Alt Ref: LBC/24772/R
Parish(es): Ryde Ward(s): Ryde North West
Location: The Apartment, Prince Consort, 19 St. Thomas Street, Ryde, Isle of Wight
Proposal: LBC for installation of two additional windows on west elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00603/15>

Development abutting Ryde Parish

9. Application No: P/00573/15 Alt Ref: TCP/17977/K
Parish(es): Nettlestone & Seaview Ward(s): Nettlestone & Seaview
Location: former Harcourt Sands Holiday Park, Puckpool Hill, Ryde, PO331PJ
Proposal: Demolition of buildings; outline for residential development of 128 units comprising a mixture of 1, 2, 3 and 4 bedroom dwellings; 63 bed hotel (or 15 holiday units); provision of car park for Puckpool Park; formation of new vehicular access, works to existing access and landscaping (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00573/15>

7. PLANNING REVISIONS

None received.

8. PLANNING APPEALS

None received.

9. PLANNING DECISIONS

To receive the following planning decisions.

Decisions week ending 15 May 2015

Application No: P/00251/15
Location: 35 Marina Avenue, Ryde, Isle of Wight, PO331NG
Demolition of conservatory; Proposed alterations and extensions to convert bungalow into a chalet bungalow; solar panels; raised deck area; extension of dropped kerb
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00310/15
Location: Olinda House, 1 Trinity Street, Ryde, Isle of Wight, PO332AS
Lawful Development Certificate for proposed alterations and conversion of detached garage to provide ancillary accommodation
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00350/15
Location: 2 Upper Highland Road, Ryde, Isle of Wight, PO331DZ
Proposal: Lawful Development Certificate for continued use of property as two dwellings (revised description)
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application subject to the Isle of Wight Council carrying out a housing standards check under the Housing

Health and Safety Rating System.

The Isle of Wight Council did not recommend the carrying out of an housing standards check under the Housing Health and Safety Rating System.

Decisions week ending 22 May 2015

Application No: P/00257/15

Location: Land between 24a/24b Bellevue Road and, East Street, Ryde, Isle of Wight, PO33

Proposal: Variation of conditions 2 and 4 on P/01560/08 - TCP/14125/S to allow amendments to the approved scheme

Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00270/15

Location: 6 Wood Street, Ryde, Isle of Wight, PO332DH

Proposal: Householder Application Replacement of two windows at 1st floor level on front elevation

Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application: P/00345/15

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

Proposal: Demolition of conservatory; single storey rear extension to provide additional living accommodation; conservatory; decking

Refuse Plan Perm (or not issue Cert)

The proposed extension and conservatory would be unacceptable in terms of size, scale, bulk and massing. The footprint of the proposal would be inappropriate in the context of the application site, and would lead to overdevelopment of the plot. The extension would be out of keeping with the character of properties in this location. The design of the extension would conflict with the existing dwelling and proposed conservatory in regard to the roof of the proposals. Therefore, this proposal would conflict with Policy SP1 (Spatial Strategy) and Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

The proposed decking would cause a serious loss of privacy for the attached property 7 Hazlemere Avenue. The location of the decking and the proximity to the neighbours boundary, would result in potential overlooking of their private amenity area. This loss of amenity for the neighbouring dwelling would be unacceptable. Therefore, this proposal would fail to comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Ryde Town Council RESOLVED to object to this application.

The proposed extension is not in keeping with the street scene or the prevailing character and pattern of the properties in the local area. The

excessive scale and mass are inappropriate and it is therefore an overdevelopment of the site.

10. LICENCE APPLICATIONS

To consider and comment on the following applications which have been received:

1.

| | |
|--------------------------|---|
| number: | 048523 |
| licence: | Street Trading Application |
| name: | Shipwreck Isle Pirate Festival - Appley Beach |
| end_consultation: | 18 June 2015 |
| address: | Ryde, PO33 1ND |

2.

| | |
|--------------------------|---|
| number: | 048525 |
| licence: | Premises Licence |
| name: | Shipwreck Isle Pirate Festival - Appley Beach |
| end_consultation: | 25 June 2015 |
| address: | Ryde, PO33 1ND |

11. TREE DECISIONS

To receive the following tree decisions.

57 MARINA AVENUE, RYDE

Consent to the following: T1 Cedar situated as detailed in the application to be felled to near ground level.

Reason: To remove a tree that is inappropriate for a small garden.

12. RYDE SURFACE WATER MANAGEMENT PLAN AND FLOODING ISSUES

To receive a report on the Ryde Surface Water Management Plan and make recommendations for a formal response to the Isle of Wight Council that can be included in the Ryde Area Action Plan.

13. AFFORDABLE HOUSING SPD CONSULTATION

To consider the Affordable Housing SPD consultation published by the Isle of Wight Council (closing 06 July 2015) and make recommendations for a response.

14. ISLE OF WIGHT 2027 LOCAL PLAN TRANSPORT IMPACTS

To receive a report on the Local Plan Transport Impacts and make recommendations for a formal response to the Isle of Wight Council that can be included in the Ryde Area Action Plan.

15. IMPLICATIONS OF AGENDA ITEMS 12 AND 14 ON THE PROPOSED DEVELOPMENT AT PENNYFEATHERS

To discuss the implications of the reports listed at Agenda Items 12 and 14 on the proposed development at Pennyfeathers, Ryde and make any necessary recommendations.

16. DATE OF NEXT MEETING

The next planning committee meeting is the 30th June 2015.