



RYDE TOWN COUNCIL

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

Email: rtcplanning@btconnect.com

13th July 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 **MONDAY 20th July 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 30th June 2015.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Yellow Lines Spencer Road
- Appley Car Park
- Vectis Hall
- Pedestrianisation of the High Street
- Royal York and Conservative Club
- Terminus Building
- Peter Pans Playground
- Highways Amenity Licences
- Enforcement 159 High Street, Ryde
- Response from IWC on Drainage and Surface Water Management
- Response from IWC on Highways matters

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

Press List 3 July 2015

1. Application No: P/00517/15 Alt Ref: TCP/25810/D
Parish(es): Ryde Ward(s): Ryde North West
Location: land rear of 13 Union Street, fronting, Union Road, Ryde, Isle Of Wight,
Proposal: Proposed pair of semi-detached dwellings with parking (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00517/15>

Press List 10 July 2015

2. Application No: P/00701/15 Alt Ref: TCP/13801/J
Parish(es): Ryde Ward(s): Ryde East
Location: 3 St. Johns Hill, Ryde, Isle Of Wight, PO33
Proposal: Proposed shed
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00701/15>

3. Application No: P/00776/15 Alt Ref: TCP/32313
Parish(es): Ryde Ward(s): Ryde North West
Location: Copsefield Cottage, Copsefield Drive, Ryde, Isle Of Wight, PO333AR
Proposal: Demolition of barn and porch; two storey side extension and extension at first floor level to provide additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00776/15>

Press list 17 July 2015

4. Application No: P/00717/15 Alt Ref: TCP/03160/K
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Wychwood, Quarr Hill, Ryde, Isle Of Wight, PO334EH
Proposal: Detached dwelling with vehicular access and parking (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00717/15>

5. Application No: P/00714/15 Alt Ref: TCP/32321
Parish(es): Ryde Ward(s): Ryde West
Location: 17 Grange Avenue, Ryde, Isle of Wight, PO333LS
Proposal: Demolition of single storey extension; construction of end of terrace dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00714/15>

6. Application No: P/00685/15 Alt Ref: TCP/32315
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands
Location: OS Parcel 4553 land on the north side of, Carters Road, Upton, Ryde, Isle of Wight, PO33
Proposal: Proposed storage building/ shelter
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00685/15>

7. Application No: P/00835/15 Alt Ref: TCP/21906/G
Parish(es): Ryde Ward(s): Ryde North East
Location: Oakfield Primary School, Appley Road, Ryde, Isle of Wight, PO331NE
Proposal: Demolition of buildings; proposed school building; associated hard play area, landscaping and parking; alterations, refurbishment and upgrading of existing building
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00835/15>

8. Application No: P/00789/15 Alt Ref: TCP/28152/F
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: Beach-Wood, Quarr Road, Ryde, Isle of Wight, PO334EL
Proposal: Proposed two storey extension on side elevation to form additional living accommodation (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00789/15>

9. Application No: P/00805/15 Alt Ref: A/02636/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 15 and 16, High Street, Ryde, Isle Of Wight, PO33 2HW
Proposal: Non-illuminated fascia sign on rear elevation
Easting: 459185.8 Northing: 92482.4
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00805/15>

10. Application No: P/00815/15 Alt Ref: TCP/17559/H
Parish(es): Ryde Ward(s): Ryde South
Location: 91-93B High Street, Ryde, Isle of Wight, PO33
Proposal: Demolition of building; outline for 3 storey building to form 16 flats with

accommodation provided within roofspace (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00815/15>

11. Application No: P/00806/15 Alt Ref: TCP/32225/A
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 9 Hazlemere Avenue, Ryde, Isle of Wight, PO333SA
Proposal: Demolition of conservatory; single storey rear extension to provide additional living accommodation; conservatory (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00806/15>

7. PLANNING REVISIONS

None received.

8. PLANNING APPEALS

Ref: APP/P2114/D/15/3007924 - 28 The Strand, Ryde, Isle of Wight PO33 1JF

The appeal was made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.

The application Ref P/01257/14 – TCP/12504/C, dated 28 September 2014, was refused by notice dated 13 January 2015. The development proposed was removal of existing timber balcony, new conservatory & balcony.

The appeal was dismissed.

9. PLANNING DECISIONS

26 June 2015

None

3 July 2015

1. Application No: P/00537/15
Location: 10 Butts Road, Ryde, Isle of Wight, PO333JH
Parish: Ryde Ward: Havenstreet, Ashley & Hay
Proposal: Demolition of porch; replacement porch; cladding to first floor level
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

10 July 2015

None

10. LICENCE APPLICATIONS

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

11. TREE DECISIONS

a)

Protection TREES IN RYDE CONSERVATION AREA

Location **STUDIO COTTAGE AND ROSE COTTAGE, GEORGE STREET, RYDE**

No objection to the following:

- T1 Ash situated as detailed in the application to be felled to near ground level.
- T2 Eucalyptus situated as detailed in the application to be felled to near ground level.
- T3 Cherry Plum situated as detailed in the application to be felled to near ground level.
- T4 Horse Chestnut situated as detailed in the application to be felled to near ground level.

Reason: The trees to be felled are unsuitable for the small garden.

b)

Protection TREES IN RYDE ST JOHNS CONSERVATION AREA

Location **GREENACRE, 137 WEST HILL ROAD, RYDE**

No objection to the following:

- A Laurel group situated as detailed in the application to reduce in height to 6ft below the telephone lines and fell the trees with riven trunks to near ground level.
- B Laurel situated as detailed in the application to be felled to near ground level.
- D Ash situated as detailed in the application to be felled to near ground level.
- E Ash situated as detailed in the application to reduce in height by 50% and to reduce the crown by 50%.
- F Sycamore situated as detailed in the application to reduce in height by 50% and to reduce the crown by 50%.

Objection to the following:

- C Cherry situated as detailed in the application to reduce in height by 50% and to reduce the crown by 50%.

Reason: This tree is considered to be of particularly high amenity in the surrounding area and as such is an important feature. The work described in the notification is considered too harsh to address the problems described and could be resolved with less draconian work methods. For this reason the Council cannot justify granting permission for this work to be carried out.

Please note: This tree is now protected by a Tree Preservation Order (TPO/2015/19). All future requests for tree work will need to be made under application together with adequate supporting evidence. An application form is enclosed for your use.

12. SETTLEMENT BOUNDARIES RESPONSE FOR AAP

To receive and make recommendations to the Isle of Wight Council on the proposed settlement boundaries for Ryde.

13. RYDE MASTERPLAN

To receive and make recommendations to the Isle of Wight Council and Chamber of Commerce on the Ryde Masterplan.

14. COMMUNITY EMERGENCY PLANS

To receive and make recommendations to Full Council on a proposed Community Emergency Plan for Ryde.

15. GREEN INFRASTRUCTURE

To receive and make recommendations to the Isle of Wight Council on proposals for Green Infrastructure within the AAP for Ryde.

16. AFFORDABLE HOUSING

To receive and make recommendations to the Isle of Wight Council on proposals for Affordable Housing to meet local needs within the AAP for Ryde.

17. FUNDING FOR PUBLIC REALM ENHANCEMENT WORKS

To make a decision on the request from the Isle of Wight Council that funding be paid to Ryde Town Council for the delivery of public realm enhancement works.

18. DATE OF NEXT MEETING

The next planning committee meeting is the 11 August 2015.