



RYDE TOWN COUNCIL

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

Email: rtcplanning@btconnect.com

18th February 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 24th FEBRUARY 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 3rd February 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/00084/15 - LBC/06520/S. Lansdowne House, 2 John Street, Ryde, Isle of Wight. Ryde North West Ward. LBC for replacement windows on front elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00084/15>
Comments due by 6th March 2015

2) P/00099/15 - TCP/28949/A. 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
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00099/15>
Comments due by 6th March 2015

3) P/01489/14 - TCP/26502/L. Smallbrook Stadium, Ashey Road, Ryde, Isle of Wight, PO334BH. Havenstreet, Ashey & Haylands Ward. Proposed single storey extension to existing clubhouse to form new changing rooms and function room including extension to balcony/terrace area at first floor level
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01489/14>
Comments due by 27th February 2015

4) P/00041/15 - TCP/31986/A. 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)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00041/15>
Comments due by 6th March 2015

5) P/00108/15 - TCP/10058/M. 30 Westfield Park, Ryde, Isle of Wight, PO333AB. Ryde North West Ward. Proposed roof alterations to create accommodation at second floor level including balcony on rear elevation; replacement of pitched roof with flat roof to existing garage
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00108/15>
Comments due by 6th March 2015

6) P/00130/15 - TCP/10456/C. 290 Upton Road, Ryde, Isle of Wight, PO333HP. Havenstreet, Asheys & Haylands Ward. Proposed single storey side extension to provide additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00130/15>

Comments due by 6th March 2015

7) P/00128/15 - TCP/20543/J. Oak Cottage, Asheys Road, Ryde, Isle of Wight, PO334BD. Havenstreet, Asheys & Haylands Ward. Proposed two storey extension on rear elevation to provide additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00128/15>

Comments due by 6th March 2015

8) P/00139/15 - TCP/32169. 11 Albert Street, Ryde, Isle of Wight, PO332SB. Ryde South Ward. Proposed alterations and single storey extension on rear elevation to form wetroom and store

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00139/15>

Comments due by 13th March 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 30th January 2015

1) P/01482/14. 55 Marlborough Road, Ryde, Isle of Wight, PO331AE. Ryde East Ward. Proposed extension at first floor level to provide en-suite bedroom

Decision: Granted Planning Permission

Ryde Town Council raised no objections

2) P/01442/14. Beachwood, Quarr Road, Ryde, Isle of Wight, PO334EL. Binstead & Fishbourne Ward. Proposed two storey extension on west elevation to form additional living accommodation

Refuse Planning Permission.

- 1 The extension, due to the height, width, design and siting would form a prominent addition to the main dwelling which would adversely impact on the setting of the building within the plot, appearing cramped when read in conjunction with the adjoining woodland. The extension would therefore be an inappropriate size, scale and design failing to enhance the character or context of the surrounding area and would therefore conflict with Policies SP1 (Spatial Strategy) and DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 2 The proposed development will have an unacceptable level of impact on the Ancient Semi Natural Woodland and the wider landscape value of the surrounding AONB. The proposal would therefore conflict with Policies SP5 (Environment) DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy and Section 11 of the NPPF which seeks to conserve and enhance the natural environment.

Ryde Town Council commented as below:

RESOLVED that the following objections to this proposal be made: It is our view that the proposed two story side extension has a significant negative impact on the architectural integrity of the original design, is excessive and due to its scale and mass is non compliant with Policy DM2. It fails to enhance the Area of Outstanding Beauty and instead detracts from it. In addition it is our view that it is also non compliant with policy DM12 in that it does not conserve, promote or enhance the landscape. In consequence of the above it is an inappropriate development in an Area of Outstanding Natural Beauty. In addition we would not want to see the loss of ANY of the mature trees on the site.

Week ending 6th February 2015

3) P/01536/14. Kingarth House, Church Road, Binstead, Ryde, Isle of Wight, PO333SZ. Binstead & Fishbourne Ward. Demolition of garage; replacement detached garage

Decision: Granted Plan Permission

Ryde Town Council raised no objections

4) P/01499/14. 42 Argyll Street, Ryde, Isle of Wight, PO333BY. Ryde North West Ward. Demolition of garage; replacement garage (revised scheme)

Decision: Granted Plan Permission

Ryde Town Council raised no objections

5) P/01502/14. 50a, St. Johns Road, Ryde, Isle of Wight, PO332RS. Ryde South Ward. Two storey side extension to provide additional living accommodation

Decision: Granted Plan Permission

Ryde Town Council raised no objections

Week ending 13th February 2015

6) P/01285/14. Ashey Vineyard, Ashey Road, Ryde, Isle of Wight, PO334BB. Havenstreet, Ashey & Haylands Ward. Lawful Development Certificate for proposed alterations and formation of covered walkway

Decision: Granted Plan Permission

Ryde Town Council raised no objections

7) P/01540/14. 41 Argyll Street, Ryde, Isle Of Wight, PO333BY. Ryde North West Ward. Demolition of garden room; proposed single storey extension on rear elevation to form garden room

Decision: Granted Plan Permission

Ryde Town Council raised no objections

8) P/01568/14. The Coachouse, Buckingham Villa, Buckingham Close, Ryde, Isle Of Wight, PO33 2DW. Ryde North West Ward. Proposed conservatory
Decision: Granted Plan Permission
Ryde Town Council raises no objections to this application subject to the comments of the conservation officer.

9) P/01569/14. The Coachouse, Buckingham Villa, Buckingham Close, Ryde, Isle of Wight, PO33 2DW. Ryde North West Ward. LBC for proposed conservatory
Decision: Issue Certificate
Ryde Town Council raises no objections to this application subject to the comments of the conservation officer.

10) P/01571/14. 2 The Colonnade, Lind Street, Ryde, Isle of Wight, PO332NE Ryde North West Ward. Continued use as hairdressing salon
Decision: Granted Plan Permission
Ryde Town Council raised no objections

11) P/01572/14. 2 The Colonnade, Lind Street, Ryde, Isle of Wight, PO332NE. Ryde North West Ward. LBC for regularisation of internal alterations in connection with use as hairdressing salon
Decision: Issued Certificate
Ryde Town Council raised no objections

12) P/01575/14. National Westminster Bank Plc, St. Thomas Square, Ryde, Isle of Wight, PO332PL. Ryde North West Ward. 1x internally illuminated projecting sign; 1x set of non-illuminated letters and logo; 1x internally illuminated ATM tablet; 1x internally illuminated fascia sign; 2x non-illuminated plaque signs (revised plan)
Decision: Granted Plan Permission
Ryde Town Council raised no objections

13) P/01223/14. Sunny Heights and Summer Place, Arnold Road, Ryde, Isle Of Wight, PO333RG. Binstead & Fishbourne Ward. Demolition of garages, shed and conservatory; outline for alterations, conversion of and extension to existing pair of semi-detached dwellings to form 6 dwellings in total; parking (revised plans).
Decision: Granted Plan Permission
Ryde Town Council raised no objections

14) P/01543/14. 43 Salters Road, Ryde, Isle Of Wight, PO333HU. Havenstreet, Asheys & Haylands Ward. Demolition of garage; two storey side extension to provide additional living accommodation
Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council objects to this proposal. The proposed extension will result in an unacceptable intrusion onto the neighbouring property at Number 45. It is also non compliant with policy DM 2 (Design Quality for New Build) due to its scale and mass in close proximity to the boundary and over two floors.

15) P/01557/14. 115 High Park Road, Ryde, Isle Of Wight, PO331BZ. Ryde East Ward. Demolition of garage and boot room; construction of end of terrace dwelling with parking/turning area; formation of new vehicular access for existing dwelling (No. 115) (revised description).

Decision: Granted Plan Permission
Ryde Town Council raised no objections

10. LICENCE APPLICATIONS

To consider and comment on any licence applications which have been received.

To note that the following street trading licence has been issued.

- L S Purrington & Sons - Quay Road, Esplanade - 24 August 2015 to 30 August 2015 (09:00am to 21:00pm)

In addition the following renewal for a street trading licence is currently being considered.

- Street Trading Consent (Renewal) for Jules Ices, Mobile - Whole Island

11. CAULKHEAD HEROES

To consider a paper on the above project by Councillor Phil Warren

12. THE RYDE PLAN

To consider and comment upon a paper updating members on the Ryde Plan.

13. THE MASTERPLAN FOR RYDE

To consider and comment on a paper updating members regarding the Ryde Masterplan.

14. SOUTHERN VECTIS BUS ROUTE CHANGES

To consider and comment on the attached letter from Southern Vectis detailing proposed changes to their bus routes.

15. DATE OF NEXT MEETING

The next planning committee meeting is the 17th March 2015