



**RYDE
TOWN COUNCIL**

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

Email: rtcplanning@btconnect.com

17th November 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 November 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 3rd November 2015.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Meeting with Anglesea Street Residents
- Enforcement of Royal York Hotel
- Public Open Day on Ryde Area Action Plan
- Meeting with IWC on Enforcement matters

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

Press List 06/11/2015

1. Application No: P/01165/15 Alt Ref: TCP/27477/D
Parish(es): Ryde Ward(s): Ryde North East
Location: Lynwood, 52 West Hill Road, Ryde, Isle Of Wight, PO331LN
Proposal: Demolition of boundary wall; three storey extension on rear elevation to form 5 additional flats; parking and formation of new boundary wall.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01165/15>

2. Application No: P/01206/15 Alt Ref: TCP/27855/C
Parish(es): Ryde Ward(s): Ryde South
Location: 28 Riboleau Street, Ryde, Isle Of Wight, PO332JT
Proposal: Demolition of rear extension; single/two storey rear and side extension to provide additional living accommodation and garage; patio
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01206/15>

3. Application No: P/01282/15 Alt Ref: TCP/10058/N
Parish(es): Ryde Ward(s): Ryde North West
Location: 30 Westfield Park, Ryde, Isle Of Wight, PO333AB
Proposal: Replacement roof to garage; construction of a 2 metre high garden wall
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01282/15>

Press List 13/11/2015

4. Application No: P/01230/15 Alt Ref: TCP/32444
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands
Location: 1 Lower Bettsworth Road, Ryde, Isle Of Wight, PO333EG
Proposal: Demolition of lobby; alterations to include new bay window; extension at 1st floor level on rear elevation to form bedroom
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01230/15>

5. Application No: P/01234/15 Alt Ref: TCP/32444/A
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands
Location: 1 Lower Bettsworth Road, Ryde, Isle Of Wight, PO333EG
Proposal: Demolition of lobby; proposed end of terrace dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01234/15>

Press List 20/11/2015

6. Application No: P/01291/15 Alt Ref: TCP/18098/E
Parish(es): Ryde Ward(s): Ryde South
Location: 19 Albert Street, Ryde, Isle Of Wight, PO332SA
Proposal: Demolition of building; outline for two storey block of four flats with parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01291/15>

7. Application No: P/01264/15 Alt Ref: TCP/32449
Parish(es): Ryde Ward(s): Ryde West
Location: 18 Winston Avenue, Ryde, Isle Of Wight, PO333QE
Proposal: Proposed detached dwelling with vehicular access and parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01264/15>

8. Application No: P/01277/15 Alt Ref: TCP/05652/D
Parish(es): Ryde Ward(s): Ryde East
Location: land adjacent, 27, Salisbury Road, Ryde, Isle Of Wight, PO33
Proposal: Proposed detached dwelling with vehicular access and parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01277/15>

9. Application No: P/01254/15 Alt Ref: TCP/29350/C
Parish(es): Ryde Ward(s): Ryde North West
Location: 10 Esplanade, Ryde, Isle Of Wight, PO332DY
Proposal: Change of use from retail to amusement arcade
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01254/15>

10. Application No: P/01255/15 Alt Ref: LBC/29350/D
Parish(es): Ryde Ward(s): Ryde North West
Location: 10 Esplanade, Ryde, Isle Of Wight, PO332DY
Proposal: LBC for change of use from retail to amusement arcade
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01255/15>

11. Application No: P/01340/15 Alt Ref: TCP/28001/G
Parish(es): Ryde Ward(s): Ryde East
Location: Oakfield C Of E Primary School, Great Preston Road, Ryde, Isle Of Wight,
Proposal: Demolition of school and associated buildings; construction of 9 no.
dwellings; parking and associated landscaping
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01340/15>

7. PLANNING REVISIONS

None Received

8. PLANNING APPEALS

Appeal Ref: APP/P2114/W/15/3032514
Winterbourne Court, 34 Alexandra Road, Ryde, Isle of Wight PO33 1DT

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

The application Ref P/00041/15 - TCP/31986/A, dated 15 January 2015, was refused by notice dated 9 March 2015.

The development proposed is "Demolition of front boundary wall; proposed four storey extension on side elevation to form 4 flats; new front boundary wall".

The appeal is dismissed.

9. PLANNING DECISIONS

Week 30/10/2015

a) Application No: P/00571/15
Location: Westridge Skip Hire Ltd, The Yard, Bullen Road, Ryde, Isle Of Wight,
Parish: Ryde Ward: Ryde East
Proposal: Demolition of buildings; proposed construction of 7 dwellings with vehicular access and parking
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not raise an objection to this planning application.

Application No: P/01104/15
Location: 33 Dover Street, Ryde, Isle Of Wight, PO33 2BW
Parish: Ryde Ward: Ryde North East
New dormer window on rear elevation; alterations to roof and existing dormer to include replacement roof covering and replacement roof lights
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not raise an objection to this planning application.

Week 06/11/2015

Application No: P/01104/15

Location: 33 Dover Street, Ryde, Isle Of Wight, PO33 2BW

Parish: Ryde Ward: Ryde North East

New dormer window on rear elevation; alterations to roof and existing dormer to include replacement roof covering and replacement roof lights

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not raise an objection to this planning application.

Application No: P/01100/15

Location: 23 Queens Road Ryde Isle Of Wight PO333BG

Refuse Plan Perm (or not issue Cert)

The proposed dormer by virtue of its excessive size, scale, bulk and design would be an incongruous feature in the street scene, and detract from the character and amenity of the Conservation Area. The dormer would fail to complement the design of the main dwelling, therefore resulting in a negative impact upon the character and amenity of the application property. The proposal would be out of keeping with surrounding dwellings and fail to enhance the Conservation Area. Therefore, the dormer would not be in accordance with Policies DM2 and DM11 of the IPCS.

Ryde Town Council resolved to object to this application on the basis that the dormer window proposed does not have regard to existing constraints such as the Conservation Area and does not complement the character of the surrounding area in accordance with policy DM2 of the Core Strategy.

Week 13/11/2015

Application No: P/01138/15

Location: Salvatore's, 21 Player Street, Ryde, Isle Of Wight, PO332JB

Proposal: Alterations and change of use for form 2 residential dwellings

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/01095/15

Location: 38 Union Street, Ryde, Isle Of Wight, PO332LJ

Proposal: Alterations to ATM

Decision: Refuse planning permission

Reasons: The proposed alteration to the facade of the building would harm the special architectural and historic interest of the listed building and the character and appearance of the conservation area. The proposal is therefore considered to conflict with Policy DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Isle of Wight Council Core Strategy Island Plan, fails to take into account the guidance within paragraphs 131, 132 and 134 of the National Planning Policy Framework and does not reflect the requirements of section 16 & 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Therefore it is recommended that the works are refused.

Ryde Town Council did not object to this application.

Application No: P/01102/15

Location: Wright O, Victoria Crescent, Ryde, Isle Of Wight, PO331DQ

Demolition of conservatory; single/two storey side/rear extension to provide additional living accommodation.

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council resolved to object to this application on the basis that the extension is cramped and does not optimise the potential of the site and does not have regard to existing constraints such as the adjacent building which significantly contribute to the character of the area and does not complement the character of the surrounding area in accordance with policy DM2 of the Core Strategy

10. TREE DECISIONS

a) ST JOHN'S FARM COTTAGE, 14 MARLBOROUGH ROAD, RYDE

T1 Lime situated as detailed in the application to pollard to previous pollard points.

T2 Walnut situated as detailed in the application to reduce by 30% concentrating predominantly on the garden and house side.

b) DARK SPINNEY, PITTS LANE, RYDE

Please Note: From research of the Tree Preservation Order information appertaining to this area it is seen that the 1949 group order covers Elm trees only and as such the trees that are the subject of this application (Macrocarpa x 6) are not protected. However from a site visit it was seen that there were several snapped branches overhanging the garden. It is advised that these are removed to make the area safer.

c) ELM CLOSE, LADIES WALK, CHURCH ROAD, BINSTED, RYDE

T1 Lawson Cypress situated as detailed in the application to be felled to near ground level.

d) 23 SALISBURY ROAD, RYDE

T22 Lime situated as detailed in the application to pollard to previous pollard points.

T2 London Plane situated as detailed in the application to remove the new growth from the site of a previously severed limb.

11. LICENCE APPLICATIONS

number:	049705
licence:	Premises Licence
name:	Bendula
end_consultation:	27 November 2015
address:	5 Union Street, Ryde, Isle of Wight, PO33 2D

12. UPTON ROAD RESIDENTS MEETING

To receive feedback from residents meeting held 17th November 2015 and make a decision on a formal response to IWC in connection with planning application.

13. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 15th December 2015.