



RYDE

TOWN COUNCIL

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

Email: rtcplanning@btconnect.com

6th 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 13th 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 22nd 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 3rd November 2015.