



RYDE TOWN COUNCIL

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

Email: rtcplanning@btconnect.com

11th March 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 17th MARCH 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 24th 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/01589/14 - TCP/03160/J. Wychwood, Quarr Hill, Ryde, Isle Of Wight, PO334EH. Binstead & Fishbourne Ward. Detached dwelling with vehicular access and parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01589/14>

Comments due by 20th March 2015

2) P/01608/14 - TCP/30953/B. Rye House, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ. Ryde West Ward. Removal of car port; alterations and conversion of garage to form garden studio/workshop; Outline for 2 detached dwellings with parking and alterations to vehicular access (revised scheme)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01608/14>

Comments due by 20th March 2015

3) P/00142/15 - TCP/17967/K. Greenmount Primary School, Green Street and, 43 Newport Street, Ryde, Isle Of Wight, PO33. Ryde North West Ward. Demolition of section of main building; alterations and conversion of buildings to form 21 dwellings; parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00142/15>

Comments due by 20th March 2015

4) P/00154/15 - TCP/03647/A. 11 Nelson Place, Ryde, Isle Of Wight, PO332ET. Ryde North East Ward. Demolition of lobby, store and w.c; single storey rear extension to provide garden room and shower room

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00154/15>

Comments due by 20th March 2015

5) P/00095/15 - A/02551/B. 6, Monkton Street, Ryde, Isle Of Wight, PO33 1JN. Ryde North East Ward. New fascia sign with new light fittings over; advertising frame on south (side) elevation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00095/15>

Comments due by 3rd April 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 20th February 2015

No decisions were taken during this week

Week ending 27th February 2015

1) P/01195/14. 166 Great Preston Road, Ryde, Isle Of Wight, PO331AY. Ryde East Ward. Demolition of conservatory and garage; proposed single storey rear/side extension to provide kitchen and office and enlarge sitting room; raised decking (revised plans)

Decision: Granted Plan Permission
Ryde Town Council raised no objections

2) P/01453/14. 30 Mayfield Road, Ryde, Isle Of Wight, PO333PR. Ryde West Ward. Conversion of garage and single storey extensions on side and rear elevations to provide additional living accommodation; raised deck area with a covered section (revised plan)

Decision: Granted Plan Permission
Ryde Town Council raised no objections

Week ending 6th March 2015

3) P/00030/15. 85 George Street, Ryde, Isle Of Wight, PO332JE. Ryde North East Ward. Alterations and single storey extension on west elevation to provide reception area and open porch; installation of additional windows at ground and first floor level on south elevation; new pedestrian access at basement level

Decision: Granted Plan Permission
Ryde Town Council raised no objections

4) P/00084/15. Lansdowne House, 2 John Street, Ryde, Isle Of Wight, PO332PZ. Ryde North West Ward. Proposal: LBC for replacement windows on front elevation
Decision: Granted Plan Permission (or issue Certificate)

Ryde Town Council does not object to this application subject to the agreement of the conservation officer.

5) P/01597/14. Quarrhurst Lodge, Quarr Road, Ryde, Isle Of Wight, PO334EL. Binstead & Fishbourne Ward. Demolition of dwelling; proposed replacement dwelling and detached store

Decision: Granted Plan Permission
Ryde Town Council commented as below:

Ryde Town Council does not object to this application subject to the advice from the AONB team being followed. The Town Council would however ask that the applicant

makes an effort to retain the verdant setting and if any trees or shrubs are lost due to the construction work that there is a condition requiring the applicant to agree a programme of replacement with the Tree Officer. In addition the Town Council would like the applicant to use traditional materials in the construction of the property.

6) P/01300/14. NHS Clinics at 68/69 and 70/71, Swanmore Road, Ryde, Isle Of Wight, PO33. Ryde West Ward. Demolition of single storey extensions and external escape stairs; Alterations and change of use to form 2 pairs of semi-detached houses; proposed pair of semi-detached houses fronting West Street; block of 3 garages; alterations to vehicular access and pedestrian accesses

Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council does not object to this application but are concerned about the parking provision on the site and the proposed access and egress onto West Street.

10. LICENCE APPLICATIONS

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

- Application to vary the premises licence for Falcon Inn, Swanmore Road, Ryde
http://www.iwight.com/licensing/applicationdetails3.aspx?refno=047835&licencetype=Premises%20Licence&list=consultation_premises
The consultation period will end on the **25 March 2015**.
- Application for a Minor Variation to the Premises Licence at The Blacksheep Bar, 53 Union Street, Ryde
<http://www.iwight.com/licensing/licenceconsultationlist.aspx>
The consultation period will end on the **25 March 2015**.
- Street trading licence for Ryde market.
The consultation period will end on the **17 March 2015**.

11. CROSS BOUNDARY STATEMENT

To consider and comment on the cross boundary statement produced by Fishbourne Parish Council.

12. THE RYDE MASTER PLAN

To consider and comment on the results of the Ryde Master Plan consultation.

13. DOWN TO THE COAST

To receive an update from Councillor Warren and agree the proposed approach.

14. DATE OF NEXT MEETING

The next planning committee meeting is the 7th April 2015