



**RYDE
TOWN COUNCIL**

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

Email: rtcplanning@btconnect.com

8th December 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 15th December 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 24th November 2015.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Memorial Gardens reinstatement
- Royal York Enforcement
- 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

27th November 2015

1. Application No: P/01340/15 Alt Ref: TCP/28001/G

Parish(es): Ryde Ward(s): Ryde East

Location: former Oakfield C of E Primary School, Great Preston Road, Ryde, Isle Of Wight, PO331DR

Proposal: Demolition of school and associated buildings; construction of 9 no. dwellings; parking and associated landscaping (re-advertised application) (corrected address)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01340/15>

2. Application No: P/01353/15 Alt Ref: TCP/32456
Parish(es): Ryde Ward(s): Ryde East
Location: 12 Hope Road, Ryde, Isle Of Wight, PO331AG
Proposal: Demolition of lean-to and porch; alterations; single storey side/rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01353/15>

3. Application No: P/01364/15 Alt Ref: TCP/32459
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 71 Newnham Road, Ryde, Isle Of Wight, PO333TE
Proposal: Demolition of outbuilding; single storey side extension forming breakfast area; detached unit forming home office, storage, bedroom & WC
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01364/15>

4th December 2015

4. Application No: P/01365/15 Alt Ref: tcp/20068/C
Parish(es): Ryde Ward(s): Ryde North East
Location: 2a Wood Street, Ryde, Isle Of Wight, PO332BS
Proposal: Removal of decking; alterations; single/ two storey rear extension forming additional living accommodation; raised decking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01365/15>

5. Application No: P/01397/15 Alt Ref: TCP/14901/C
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: 11 Ashley Road, Ryde, Isle Of Wight, PO332UN
Proposal: Retention of raised decking area and privacy screen (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01397/15>

6. Application No: P/01299/15 Alt Ref: TCP/32473
Parish(es): Ryde Ward(s): Ryde West
Location: Wright Stores, 7-11, St. Vincent's Road, Ryde, Isle Of Wight, PO333PS
Proposal: Demolition of garage; 1 x pair of semi-detached dwellings
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01299/15>

7. Application No: P/01333/15 Alt Ref: TCP/32474
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 31 Newnham Road, Ryde, Isle Of Wight, PO333TE
Proposal: Extension and conversion of outbuilding to form residential accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01333/15>

8. Application No: P/01318/15 Alt Ref: TCP/13772/G
Parish(es): Ryde Ward(s): Ryde South
Location: 89-90 High Street, Ryde, Isle Of Wight, PO332SZ
Proposal: Alterations and conversion of part of ground floor to form residential unit
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01318/15>

9. Application No: P/01327/15 Alt Ref: TCP/08096/E
Parish(es): Ryde Ward(s): Ryde East
Location: Flat 1, 40 Alexandra Road, Ryde, Isle Of Wight, PO331DT
Proposal: Replacement windows and door
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01327/15>

10. Application No: P/01329/15 Alt Ref: TCP/32394/A
Parish(es): Ryde Ward(s): Ryde West
Location: Corbett Lodge, 308 Upton Road, Ryde, Isle Of Wight, PO333HE
Proposal: Formation of vehicular access (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01329/15>

11 December 2015

11. Application No: P/01386/15 Alt Ref: TCP/32480
Parish(es): Ryde Ward(s): Ryde West
Location: 2 King George V Close, Ryde, Isle of Wight, PO333DE
Proposal: Alterations and conversion of garage to form bedroom; single storey side extension to form annexe accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01386/15>

7. PLANNING REVISIONS

None Received

8. PLANNING APPEALS

None Received

9. PLANNING DECISIONS

20 November 2015

1. 1 Gladstone Cottages, Hope Road, Ryde, Isle Of Wight, PO331AQ
Ryde

Demolition of bathroom; single storey side/ rear extension to provide enlarged kitchen/ family room, bathroom and hall

Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this planning application.

2. 9 Nelson Place, Ryde, Isle Of Wight, PO332ET Ryde
Replacement windows and door on front elevation

Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

3. The Yard Marymead Close Ryde Isle Of Wight PO33

Refuse Plan Perm (or not issue Cert)

The proposed development site would incorporate land within Flood Zones 3, as identified within the Strategic Flood Risk Assessment. Insufficient evidence has been submitted within the application to demonstrate that there are no reasonably available sites within lower risk areas or that it is necessary to re-develop the site in the manner outlined, which would override the inherent flood risk issues associated with the site, so that the Local Planning Authority is unable to adequately carry out an appropriate Sequential Test. As a result the application is contrary to policy DM14 (Flood Risk) of the Island Plan Core Strategy and the principles outlined within the National Planning Policy Framework (NPPF).

Ryde Town Council resolved not to object to this application subject to the following conditions being imposed:

No development shall take place until a drainage strategy (based upon sustainable drainage principles and water efficiency measures, including calculations of capacity studies) for foul and surface water drainage from the site have been submitted to and agreed with the Local Planning Authority in writing. The scheme must include details of how surface water between the 1in30 year event and 1in100 year event (plus 30% climate change allowance) will be managed without causing flood risk to properties on and off site.

Any such agreed foul and surface water disposal system shall indicate connections at points on the system where adequate capacity exists to ensure any additional flow will not cause flooding or over load the existing system, if necessary an alternative system for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority.

Development shall be undertaken in accordance with the agreed details prior to first occupation.

No development shall take place until a flood warning and evacuation management plan has been submitted to and agreed with the Local Planning Authority in writing. Such management plan shall ensure that the conditions bind successors in title to meeting the requirements of this plan.

Prior to the commencement of development a construction management code (including site clearance and preparation) to include details of noise and vibration management; hours of working; dust management; access, parking and safety measures for construction traffic; timing of delivery of materials and collection of equipment; security arrangements and contact details (including in the event of emergencies) shall be submitted to the Local Planning Authority for agreement in writing. Development to be carried out in accordance with the agreed details.

4. 51 Upton Road, Ryde, Isle Of Wight, PO333HR Ryde
Proposed detached dwelling; formation of vehicular access and parking/
turning area (revised plans)
Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to these proposals.

27th November 2015

None

4th December 15

5. 5 Newport Street, Ryde, Isle Of Wight, PO332QB
Parish: Ryde Ward: Ryde North West
Proposal: Proposed porch
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this planning application.

6. 96 Pellhurst Road, Ryde, Isle Of Wight, PO333DR
Parish: Ryde Ward: Ryde West
Proposal: Demolition of existing garage; stores; alterations; single storey rear/side
extension; porch
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection to this planning application.

10. TREE DECISIONS

Location **QUARR TREES, QUARR ROAD, BINSTEAD, RYDE**

Consent to felling of T1 Oak situated as detailed in the application to be felled to near ground level to remove a dangerous tree.

Location **UNITED REFORMED CHURCH, UPTON ROAD, RYDE**

Consent to felling of T1 Yew situated as detailed in the application to be felled to near ground level as the tree is moribund and will become a danger as it declines.

Location **BAY TREES, 8 ASHEY ROAD, RYDE**

Consent to T1 Oak situated as detailed in the application to reduce to previous pollard points to prevent the tree becoming a nuisance.

Location **CONISTON LODGE, 3 CONISTON DRIVE, RYDE**

Consent to T1 Oak situated as detailed in the application to be felled to near ground level and T3 Oak situated as detailed in the application to reduce to previous pruning points on balance it is thought the trees in question are having an adverse impact on the building.

Location **COURTFIELD, 60 SPENCER ROAD, RYDE**

No objection to Tree A Holm Oak situated as detailed in the application to reduce the crown by 6ft minimum to the south and east, Tree B English Maple situated as detailed in the application to remove the trunk that is leaning, leaving one upright trunk, Tree C Ash situated as detailed in the application to remove the branch overhanging the neighbouring property, Tree D Conifer copse situated as detailed in the application to crown lift 4-6ft, Tree E Portuguese Laurel situated as detailed in the application to be felled to near ground level, Tree F Yew x 2 situated as detailed in the application to crown reduce by 6ft, Tree G Oak situated as detailed in the application to be felled to near ground level, Tree H Holm Oak situated as detailed in the application to be felled to near ground level as part of the garden landscape scheme.

Location **4 THE POPLARS, FISHBOURNE LANE, FISHBOURNE**

Consent to T1, T2 and T3 Poplar situated as detailed in the application to be reduced by 50% and T4 and T5 Leylandii situated as detailed in the application to be reduced by 30% for general garden maintenance and to make the Poplar trees safe.

Location **10 THE STRAND, RYDE**

No objection to T1 Holly situated as detailed in the application to be felled to prevent the tree becoming a nuisance.

Location **9 WEST HILL ROAD, RYDE**

No objection to T1 and T2 Apple situated as detailed in the application to remove the epicormic growth and reduce the canopy height by approximately 25-30% and T3 Willow situated as detailed in the application to remove the dead bough to the front for General garden maintenance.

Location **11 WEST HILL ROAD, RYDE**

No objection to T1 False Acacia situated as detailed in the application to lift the canopy and prune by approximately 20-25%, T2 Beech situated as detailed in the application to thin; lift the canopy and prune by approximately 15-20% and T3 Apple situated as detailed in the application to reduce the canopy and remove epicormic growth, approximately 25-30% for General arboreal maintenance.

Location **107 GEORGE STREET, RYDE**

No objection to Tree A Macrocarpa situated as detailed in the application to be felled to near ground level, Trees B and C Lawson Cypress situated as detailed in the application to be felled to near ground level to remove trees that are seen to be causing a nuisance.

Advisory Note: Due to the age of the house and Macrocarpa tree I suggest that a replacement tree is planted to reduce the risk of heave to the neighbouring property.

A suitable tree that could also have similar amenity would be something like a Magnolia grandiflora or a Liquidambar styraciflua.

Location **ROEBECK COUNTRY PARK, GATEHOUSE ROAD, RYDE**

Consent to T1 Oak situated as detailed in the application to be felled to near ground level, T2 Remaining Oaks situated as detailed in the application to remove the dead wood to make the area safer.

11. LICENCE APPLICATIONS

None received.

12. Ryde Area Action Plan.

To receive a report and recommended response to the Isle of Wight Council on the draft Area Action Plan subject to any additional comments.

13. Planning Enforcement

To receive a report and make recommendation on the provision of funding to support an enhanced Planning Enforcement Service on the Isle of Wight.

14. Budget Report

To receive a report and make recommendations to be taken to Full Council on the funding needed to support the functions of planning, licensing and highways within the forthcoming year in 2016/17.

15. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 12th January 2015 and any comments on planning applications over the Christmas period will be delegated to the clerk in consultation with the Chair of Planning.