



**RYDE  
TOWN COUNCIL**

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

Email: [chris.turvey@rydetowncouncil.gov.uk](mailto:chris.turvey@rydetowncouncil.gov.uk)

26<sup>th</sup> June 2019

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE  
(Copies to all other members of the Council).

Dear Councillor,

You are hereby summonsed to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **Tuesday 2<sup>nd</sup> July 2019** at the **Ryde Town Council Chambers, 10 Lind Street, Ryde, Isle of Wight, PO33 2NQ** commencing at **7pm** for the purpose of transacting the business set out in the agenda below.

All members are invited to attend.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Turvey'.

Chris Turvey  
Planning Clerk

Should you require a copy of the agenda in a large print format please contact the Town Council. Copies of all documentation associated with this agenda will be made available on the Town Council's website and a number of paper copy agendas will be provided for the public at the meeting. A hearing loop is available at this venue.

## **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 11<sup>th</sup> June 2019.

### **4. PROGRESS ON ACTION TAKEN**

**To update the Committee on actions taken.**

- Planning enforcement on Ryde foreshore.

### **5. MEETING WITH IWC PLANNING OFFICERS**

To receive an update from the Planning Clerk and the Chair of RTC Planning with regards a recent meeting with IWC Planning Officers.

### **6. PLANNING APPLICATIONS**

The Isle of Wight Council have changed their search facility for viewing Planning Applications which have been submitted after the 1<sup>st</sup> April 2019. If you wish to view an application, please follow the weblink below each item.

#### **Week Commencing 14<sup>th</sup> June 2019**

#### **1. Application No: 19/00253/OUT**

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

Location: Bartletts Green Farm, Brading Road, Ryde, Isle Of Wight, PO331QQ

Proposal: Demolition of redundant agricultural buildings; Outline for a detached house and garage

<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PRL22IIQG GP00>

2. Application No: **19/00272/FUL**  
Parish(es): Ryde Ward(s): Ryde East  
Location: Tower Barn, Appley Farm, Marlborough Road, Ryde, Isle Of Wight  
PO33 1AA  
Proposal: Siting of a shepherd hut to be used as tourist accommodation;  
carport  
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PRSGR2IQGHW00>
3. Application No: **19/00273/LBC**  
Parish(es): Ryde Ward(s): Ryde East  
Location: Tower Barn, Appley Farm, Marlborough Road, Ryde, Isle Of Wight  
PO33 1AA  
Proposal: Listed Building Consent for siting of shepherd hut to be used as  
tourist accommodation; carport  
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PRSGR3IQGHX00>
4. Application No: **19/00350/FUL**  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Montana House, 27 - 28 Cross Street, Ryde, Isle Of Wight,  
PO33 2AA  
Proposal: Change of use from Class A1 retail to Class A3 restaurant/cafe  
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PSAZJ6IQGNQ00>
5. Application No: **19/00351/LBC**  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Montana House, 27 - 28 Cross Street, Ryde, Isle Of Wight  
PO33 2AA  
Proposal: Listed Building Consent for alterations in association with change of  
use from A1 to A3 restaurant / cafe  
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PSAZJ9IQGNR00>

#### **Week Commencing 21<sup>st</sup> June 2019**

6. Application No: **19/00186/HOU**  
Parish(es): Ryde Ward(s): Ryde South  
Location: 29 Star Street, Ryde, Isle Of Wight, PO33 2JH  
Proposal: Demolition of existing wall; proposed replacement wall  
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PQWZE9IQGBZ00>

7. Application No: **19/00366/ADV**  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Subway, 72 Union Street, Ryde, Isle Of Wight, PO33 2LN  
Proposal: Advertisement consent for replacement of existing advertisement with 1 externally illuminated fascia sign and 1 externally illuminated projecting sign.  
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PSM3F8IQGPJ00>

**Week Commencing 28<sup>th</sup> June 2019**

8. Application No: **19/00336/HOU**  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 21 Westfield Park, Ryde, Isle Of Wight, PO33 3AB  
Proposal: Demolition of ground floor bay; alterations; proposed extension to front elevation; extension to rear terrace  
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PS94PWIQGMN00>
9. Application No: **19/00415/HOU**  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 16 Newport Street, Ryde, Isle Of Wight, PO33 2QB  
Proposal: Proposed single story extension and roof terrace  
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PT152KIQGTE00>

**7. PLANNING APPEAL DECISION**

**Appeal Ref: APP/P2114/W/18/3216140**

Land adjacent 43 Salters Road, Ryde, Isle of Wight PO33 3HU

**8. PLANNING DECISIONS**

**Week ending 7<sup>th</sup> June 2019**

**Application No: P/00291/19**

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Location: land rear of 30 Upton Road and adjacent 3 St Mary's Close, off, St. Marys Close, Ryde, Isle Of Wight, PO33

Proposal: Outline for detached dwelling including formation of vehicular access.

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED – Ryde Town Council did not object to this proposal**

**Application No: P/00347/19**

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Location: Aldermoor Farm, Upton Road, Ryde, Isle Of Wight, PO333LA

Proposal: Conversion of barns to provide 3 houses; relocated bus stop (revised scheme)

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

- a. The site is located outside of, and not immediately adjacent to, the defined settlement boundary of the Ryde Key Regeneration Area, within a less sustainable and accessible location which is likely to encourage private car use and deter travel by more sustainable modes of transport. Therefore the proposal is considered to be contrary to the aims of policies SP1 (Spatial Strategy), SP7 (Travel) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.
- b. The application site is located within the Solent Special Protection Area (SPA) buffer zone and the proposal has the potential to result in increased recreational disturbance to the interest features of the Solent SPA alone and in combination with other development projects. To mitigate for these potential impacts to the Solent SPA, the applicant is required to enter into a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure a contribution from the development towards the Solent Recreation Mitigation Strategy. In the absence of such an obligation or any other proposed measures to mitigate for these potential impacts, it is considered that the proposal would be contrary to the aims of policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy and the National Planning Policy Framework.
- c. A contribution towards affordable housing provision is required from this development proposal in accordance with the requirements of policy DM4 (Affordable Housing) of the Island Plan Core Strategy and the Council's adopted Affordable Housing Contributions Supplementary Planning Document. The applicant has not provided confirmation that they are willing to enter into a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the required contribution and in the absence of this, the proposal is considered contrary to the aims of policy DM4 and the Council's SPD.
- d. The application contains insufficient information in relation to protected species to enable the Local Planning Authority to establish the effect of the development on those species. The proposal is therefore contrary to policies SP5 (Environment) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy as well as the requirements of the National Planning Policy Framework.

**RESOLVED - Ryde Town Council did not object to this proposal subject to the following:**

1. The requirements of Island Roads being met, and payments to the Solent SPA SPD are made.
2. There should be no increase in surface water runoff.

**Week ending 14<sup>th</sup> June 2019**

**None**

**Week ending 21<sup>st</sup> June 2019**

**None**

**9. TRAFFIC ORDERS**

Victoria Street, Ryde TRO NO 1 2019. Removal of coach parking bay.

**10. TREE DECISIONS**

<b>Location</b>	<b>Victoria House, 22 Nelson Place, Ryde, Isle of Wight, PO33 2ET</b>
<b>Description</b>	<b>Tree 1 – Yew – Fell</b>

No objection to the following: Tree 1 -Yew – Fell

Reason: Given there is movement seen in the wall and that the tree is the most probable cause and if not exacerbate the problem it is advised the tree is removed. Whilst a reduction can be an option its future management to prevent movement is not assured.

<b>Location</b>	<b>14 Star Street, Ryde, Isle of Wight PO33 2JH</b>
<b>Description</b>	<b>Row of self-seeded bay trees and Pittus Porrum and one self-seeded sycamore – reduce height by 30-40%</b>

No objection to the following:  
Reduce height by 30-40%.

Informatives:

- If a tree is to be felled please notify the Council at least 7 days prior to the work taking place.  
Reason: to enable amendments of Tree Preservation data and in case of calls from members of the public who may witness work taking place.
- Notice should be given when work has commenced in order to assist a review of completed work.  
Reason: To ensure that work has been carried out to an acceptable standard and is compliant to the consent given.
- The consented work given in this letter is valid for 1 year from the date of this letter. After the expiry of this time a further application for consent will have to be made.  
Reason: Trees are a dynamic organism and their condition can change within one season, as such if work is not carried out within this time re-assessment will be necessary.

**11. LICENSE APPLICATIONS**

**Isle of Wight Pride, Ryde Esplanade, Ryde Isle of Wight.**

<https://publicaccess.iow.gov.uk/online-applications/licencingApplicationDetails.do?activeTab=documents&keyVal=PSDHS8IQ04000>

**12. LICENSE DECISIONS**

**None**

**13. SOUTHERN WATER STAKEHOLDER WORKSHOP**

To receive an update on the recent event hosted by Southern Water to discuss the future of water supply and treatment.

**14. REVIEW OF PUBLIC REALM STRATEGY**

To discuss the public realm strategy and consider any amendments.  
(This item may be influenced by decisions taken at full council on the 1<sup>st</sup>. July)

**15. RYDE ESPLANADE REGENERATION**

To receive an update from the IWC's Ryde Regeneration Working Group of the latest meetings / news regarding the regeneration strategy with particular reference to the recently released Appendix 1 of the strategy.

**16. HERITAGE ACTION ZONE FUNDING**

To receive an update from the IWC's Ryde Regeneration Working Group of the latest news regarding the bid for Heritage High Street Action Zone Funding.

**17. DATE OF NEXT MEETING**

Please note that the next Planning Committee will be held on **Tuesday 23<sup>rd</sup> July 2019 at 19.00.**