



**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)

7<sup>th</sup> November 2018

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 13th November 2018** at the **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

## **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 23<sup>rd</sup> October 2018.

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

To update the Committee on actions taken.

- **Pedestrianisation of the High Street.**
- **New signage to control parking at Binstead Primary School.**
- **Tree on Ryde Esplanade near CCTV Camera.**

### **5. COMMITTEE MEMBERS QUESTIONS**

To receive questions from planning committee members.

### **6. PLANNING APPLICATIONS**

#### **Week Commencing 26<sup>th</sup> October 2018**

1. Application No: P/01135/18 Alt Ref: TCP/18708/B  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 30 Union Street, Ryde, Isle Of Wight, PO33  
Proposal: Change of use of ground floor from retail (Class A1) to restaurant (Class A3)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01135/18>

2. Application No: P/01148/18 Alt Ref: TCP/08511/H  
Parish(es): Ryde Ward(s): Ryde East  
Location: Westridge House, Bullen Road, Ryde, Isle Of Wight, PO331AU  
Proposal: Proposed ancillary guest/pool house  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01148/18>

3. Application No: P/01122/18 Alt Ref: TCP/18628/E  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 21 The Strand, Ryde, Isle Of Wight, PO331JF  
Proposal: Proposed replacement roof of existing single storey side extension; altered/replacement glazing; flat and pitched roof glazing to sunroom extension; formation of new window on south east elevation; existing vehicle access gate to be widened  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01122/18>

4. Application No: P/00996/18 Alt Ref: TCP/19714/B  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Flats 3 and 5 Sutherland Lodge, East Hill Road, Ryde, Isle Of Wight, PO331LU  
Proposal: Installation of upvc windows  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00996/18>

### **Week Commencing 2<sup>nd</sup> November 2018**

5. Application No: P/01011/18 Alt Ref: TCP/09477/E  
Parish(es): Ryde Ward(s): Ryde North East  
Location: land rear of, 2-12 Nelson Street, Ryde, Isle Of Wight, PO33  
Proposal: Demolition of garages 8 & 9; proposed dwelling with garage  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01011/18>

6. Application No: P/01172/18 Alt Ref: TCP/33629  
Parish(es): Ryde Ward(s): Ryde South  
Location: 67 St. Johns Road, Ryde, Isle Of Wight, PO332RW  
Proposal: Demolition of porch and covered area; proposed single storey side extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01172/18>

7. Application No: P/01160/18 Alt Ref: TCPL/10014/U  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 22 George Street, Ryde, Isle Of Wight, PO332EW  
Proposal: Change of use from offices (B1) to guest house (C1)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01160/18>

8. Application No: P/01161/18 Alt Ref: LBC/10014/T  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 22 George Street, Ryde, Isle Of Wight, PO332EW  
Proposal: LBC for change of use from offices (B1) to guest house (C1)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01161/18>

9. Application No: P/01171/18 Alt Ref: TCP/16923/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 16 Newport Street, Ryde, Isle Of Wight, PO332QB  
Proposal: Proposed single storey extension with roof terrace  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01171/18>

## **Week Commencing 9<sup>th</sup> November 2018**

10. Application No: P/00826/18 Alt Ref: TCPL/20882/P  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU  
Proposal: Proposed alterations to approved kitchen extension; single storey extension on west elevation to form pantry and store  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00826/18>

11. Application No: P/00827/18 Alt Ref: LBC/20882/N  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU  
Proposal: LBC for proposed alterations to approved kitchen extension; single storey extension on west elevation to form pantry and store  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00827/18>

12. Application No: P/01215/18 Alt Ref: TCP/33639  
Parish(es): Ryde Ward(s): Ryde East  
Location: 103 High Park Road, Ryde, Isle Of Wight, PO331BZ  
Proposal: Proposed two storey side extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01215/18>

## **7. PLANNING APPEALS**

Application No: P/00642/18 Planning Inspectorate Ref:  
APP/P2114/W/18/3211873  
Parish(es): Ryde Ward: Ryde East  
Location: 77 Marlborough Road, Ryde, PO33 1AF  
Proposal: Proposed garage with access of Circular Road (appeal against condition)  
<https://www.iow.gov.uk/planning/AppDetails3.aspx?frmId=34431>

## **8. PLANNING DECISIONS**

**Week ending 19<sup>th</sup> October 2018**

**None**

**Week ending 26<sup>th</sup> October 2018**

**None**

**Week ending 2<sup>nd</sup> November 2018**

**Application No: P/01018/18**

Location: 3 John Street, Ryde, Isle Of Wight, PO332PZ

Parish: Ryde Ward: Ryde North West

Proposal: Lawful development certificate for continued use of property as 5 self contained flats (revised description)(readvertised application)

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED – Ryde Town Council did not object to this application.**

**Application No: P/01028/18**

Location: 48 Queens Road, Ryde, Isle Of Wight, PO333BQ

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of conservatory; Proposed two story rear extension;  
Raised decking

Decision: Refuse Plan Perm (or not issue Cert)

The proposed development, by virtue of its size, scale, mass and external appearance would result in a form of development out of character with the host dwelling and would have a harmful impact on the amenity of neighbouring properties, therefore failing to comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

**9. TRAFFIC ORDERS**

**None**

**10. TREE DECISIONS**

**Protection                Trees in Ryde Conservation Area**

**Location                 38 Dover Street, Ryde**

No objection to the following:

To carry out the work requested to the trees as detailed in the application.

Reason: The work is necessary to manage the size of the trees to be appropriate for the garden.

**Protection                Trees in Tree Preservation Order 1987/21**

**Location                 10 Grange Avenue, Binstead, Ryde**

Consent for the following:

To reduce the crown of the holm oak back to the boundary of the car park.

Reason: The work is necessary to allow greater access and prevent damage to the parking cars.

**Protection                Trees in Tree Preservation Order TPO/1981/30 – T2**

**Trees in Ryde Conservation Area**

**Location                 Wellington Court, Augusta Road, Ryde**

Consent for the following:

To fell the willow tree detailed in the application to near ground level.

Reason: The tree is moribund and becoming a danger to the area.

**Protection                Trees in Tree Preservation Order 1972/3**

**Location                 1 Buckingham Road, Ryde**

Consent for the following:

To carry out the work described in the work schedule to the trees detailed in the application.

Reason: The work is general arboreal management of the trees in the garden of the property.

**11. LICENSE APPLICATIONS**

**None.**

**12. LICENSE DECISIONS**

None.

**13. POSSIBLE AMENDMENTS TO THE HIGHWAY NETWORK**

To consider the latest list of possible highway amendments.  
( see additional papers )

**14. PROPOSED ON STREET PARKING CHARGES FOR RYDE**

To consider Ryde Town Council's response to the new parking charge proposals.

**15. PROPOSED CHANGES TO PUBLIC SPACE PROTECTION ORDERS**

To evaluate the proposal by the Isle of Wight Council to introduce further Public Space Protection Orders for Ryde. ( see additional papers )

**16. NEW ROAD NAME FOR ROAD IN APPLICATION P/01528/12**

To recommend a name for the new road in the development above.  
( see additional papers )

**17. POSITION STATEMENT WORKING PARTY**

To receive the latest news from the IPS Working Group.

**18. PUBLIC REALM BUDGET APPLICATIONS**

To consider any applications received for Public Realm funding.

**19. DATE OF NEXT MEETING**

Please note the next Planning Committee meeting will be held on

**Tuesday 4<sup>th</sup> December 2018 at 19.00.**