



RYDE TOWN COUNCIL

Town Hall Chambers
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8th November 2011

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 **MONDAY 14th NOVEMBER 2011** 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,

David Mellor
Ryde Town Council

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 interest.
3. **MINUTES**
To take as read and confirm as accurate, the minutes of the meeting held on 31st October 2011.

4. **PROGRESS ON ACTION TAKEN**

5. **PLANNING APPLICATIONS**

To receive and consider the following applications:-

1. P/01287/11 – TCP/28303/C (West Ward)

Land adjacent to Cranford House, Binstead Road, Ryde.
Detached house with parking.

2. P/01378/11 – TCPL/14051/M & P/01380/11 – LBC/14051/L (N. E. Ward)

Flat 3, Wyndham House, 10, Melville Street, Ryde.
Removal of part of roof; proposed roof conservatory to include glass guard rail (revised scheme) – On 25th July the Committee raised no objection to a previous scheme subject to appropriate materials being used in the construction. This application was refused on grounds of size, design and appearance.

3. P/01531/11 – TCP/21673/D (West Ward)

Brambles, 21, Pellhurst Road, Ryde.
Demolition of conservatory; proposed conservatory on rear elevation.

7. **PLANNING DECISIONS**

To receive and note the following planning decisions and the Town Council's comments (shown in italics)

1. P/01122/11 – Flat 2, Lainston Grange, Appley Rise.

Alterations to fenestration at first floor level on rear elevation, provision of new raised deck area with stairs and Juliet balcony on rear elevation; summer house.
REFUSED (TC object, inappropriate development in conservation area, decking would cause reduced light and privacy to other residents 4.10.11.)

2. P/01128/11- LBC & P/01154/11 – 11, Spencer Road, Ryde.

Formation of a new pedestrian access and new vehicular access with new entrance gates and piers.
APPROVED (TC no objection subject to comments of Conservation Officer 19/9/11)

8. **RYDE MASTERPLAN**

1. To consider a proposal from the Isle of Wight Chamber of Commerce that Ryde Town Council becomes a stakeholder for a masterplan for Ryde.
2. To appoint two representatives to work with the Chamber of Commerce Team in moving this project forward.
3. To consider recommending that the Town Council makes a financial contribution of £2500 towards the development of the masterplan.

9. PERMITTED DEVELOPMENT

It was previously reported that since October 2008 some householder proposals that might cause overlooking involving decking and roof windows would require planning consent. Some other proposals for an extension or addition were considered to be “permitted development” not requiring planning permission, subject to certain limits and conditions which are set out below for the information of the Committee:-

- More than half the area of land around the “original house” (as it was first built) would be covered by additions or other buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension to be higher than the highest part of the roof.
- Maximum depth of a single storey rear extension of 3 metres for an attached house and 4 metres for a detached house.
- Maximum height of a single storey rear extension of 4 metres.
- Maximum depth of a rear extension of more than one storey of 3 metres including ground floor.
- Maximum eaves height of an extension within 2 metres of the boundary of 3 metres.
- Maximum eaves and ridge height of extension no higher than existing house.
- Side extensions to be single storey with maximum height of 4 metres and width no more than half that of the original house.
- Two storey extensions no closer than seven metres to rear boundary.
- Roof pitch of extensions higher than one storey to match existing house.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms.
- Upper floor, side facing windows to be obscure glazed and any opening to be 1.7metres above the floor.
- On “designated land” (i.e. national parks and areas of Outstanding Natural Beauty), no permitted development for rear extensions of more than one storey, no cladding of the exterior and no side extensions

Outbuildings are considered to be permitted development subject to similar limits and conditions which apply to sheds, greenhouses and garages as well as other ancillary garden buildings such as swimming pools, ponds, sauna cabins, kennels, enclosures (including tennis courts) and many other kinds of structure for a purpose incidental to the enjoyment of the dwellinghouse.

10. HIGHWAYS – BULLEN ROAD AREA

This matter was deferred from the last meeting of the Committee. Mrs C. Nicholson of Bullen Road has been in email contact with IW Councillor Edward Giles and Highways Officer Kevin Burton together with IW and Town Councillor David Knowles regarding the increased speed of traffic in Bullen Road since resurfacing works. The speed limit is 40 mph from Westridge to the sharp bend in Bullen Road, then unrestricted and down to 30 mph at Pondwell. It is also claimed that the removal of plants in Bullen Road has helped to increase the speed of vehicles exiting Cothey

Way which is said to be used as a “traffic rat run”. Mrs Nicholson and also Nettlestone residents with IW Councillor Chris Barry have asked for a reduction in the speed limit in the section of Bullen Road near Westridge and traffic speed surveys are being undertaken.

Councillor Knowles has been asked if the Town Council can assist in this matter.

11. DATE OF NEXT MEETING

The next meeting has been scheduled for Monday 28th November 2011.

Planning applications can be viewed 30 minutes before the meeting and are on line at www.iwight.com/planning .