



RYDE TOWN COUNCIL
PLANNING, REGENERATION AND ENVIRONMENT COMMITTEE
TUESDAY, 2 MARCH 2021 - DECISIONS TAKEN BY
THE ISLE OF WIGHT COUNCIL SINCE 8 FEBRUARY 2021

1. PLANNING DECISIONS

a) APPLICATIONS APPROVED

i. Application No: [20/01740/TW](#)

Location: Roebeck Country Park, Gatehouse Road, Ryde, PO33 4BP

Proposal: The ash trees situated detailed in the application are to be felled to near ground level over a three-year period in accordance with work schedule Titled "Supplementary plan Ash removals". The oak tree situated as detailed in the application is to have the crown reduced in accordance with the detail given in "appendix 1 tree assessment" submitted with the application.

Parish: Havenstreet And Ashey Ward: Havenstreet, Ashey And Haylands

Decision Date: 03/02/2021

Tree Works Decision

ii. Application No: [20/02183/FUL](#)

Location: Ryde School With Upper Chine, 7 Queens Road, Ryde, PO33 3BE

Proposal: Refurbishment and extension of theatre building, including lighting on the front elevation and new external ramped access/paths and balustrading

Parish: Ryde Ward: Ryde North West

Decision Date: 05/02/2021

Ryde Town Council raised no objection to this application

iii. Application No: [20/02130/HOU](#)

Location: 17 Spencer Road, Ryde, PO33 3AA

Proposal: Single storey front extension; alterations; loft conversion to include 2 dormer windows and recessed balcony

Parish: Ryde Ward: Ryde North West

Decision Date: 08/02/2021

Ryde Town Council raised no objection to this application

- iv. Application No: [20/02066/TW](#)
Location: Rye House, Playstreet Lane, Ryde, PO33 3LJ
Proposal: T1; Sycamore - situated as detailed in the application is to be felled to near ground level G3; Hedge, various mostly Bay and Laurel - situated as detailed in the application is to have the height reduced by up to 50% and thinned. T3 (861); English Oak - Lift crown height and rebalance tree T4 (866); Sycamore - situated as detailed in the application is to have the lower branch detailed in the application removed T5 (851); Ash – situated as detailed in the application is to be have the major branch detailed in the application removed or cut back to the positions shown in the application photos G2 (818); Pittosporum - situated as detailed in the application to be cut back by 2/3rds G1 (881 and 882); Lawson Cypress x 2 - situated as detailed in the application is to be felled to near ground level
Parish: Ryde Ward: Ryde West
Decision Date: 09/02/2021

Tree Decision

- v. Application No: [21/00262/TW](#)
Location: Land At Ryde House, Ryde, House Drive, Ryde, PO33 3FE
Proposal: G1; Group of Goat Willow, Small Ash and Hazel situated as detailed in the application are to be coppiced to ground level.
Parish: Ryde Ward: Ryde North West
Decision Date: 09/02/2021

Tree Decision

- vi. Application No: [20/02201/HOU](#)
Location: 16 Northwood Drive, Ryde, PO33 3AQ
Proposal: Alterations and conversion of garage to habitable room; proposed conservatory to rear
Parish: Ryde Ward: Ryde North West
Decision Date: 09/02/2021

Ryde Town Council raised no objection to this application

- vii. Application No: [20/02212/LBC](#)
Location: Olinda House, 1 Trinity Street, Ryde, PO33 2AS
Proposal: Listed Building Consent for alterations and refurbishment of building to include removal of internal stud partition, new timber staircase, timber internal panel doors, timber panelling, decorative fireplace, external replacement of timber door, replacement windows to lower ground floor and new window fan.
Parish: Ryde Ward: Ryde North East
Decision Date: 10/02/2021

Ryde Town Council raised no objection to this application

- viii. Application No: [20/02178/LBC](#)
Location: Hideaway Cottage, Marlborough Road, Ryde, PO33 1AA
Proposal: Listed building consent for replacement windows and doors
Parish: Ryde Ward: Ryde East
Decision Date: 12/02/2021

Ryde Town Council raised no objection to this application

- ix. Application No: [20/01923/TW](#)
Location: Stonelands, Binstead Road, Ryde, PO33 3NJ
Proposal: Sycamore situated as detailed in the application is to be pollarded to 50% of its current size.
Parish: Ryde Ward: Ryde West
Decision Date: 12/02/2021

Tree Decision

- x. Application No: [20/01955/TW](#)
Location: 10 Quarr Close, Binstead Ryde, PO33 4EN
Proposal: T1 - T5; English Oak situated as detailed in the application is to have the following work carried out. Remove selected limbs to raise crowns up to 6m approx. on the driveway and house side of the trees, clean out major deadwood.
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 17/02/2021

Tree Decision

- xi. Application No: [20/02075/TW](#)
Location: Boundary of Ryde Academy, Pell Lane Ryde
Proposal: T1; Ash situated as detailed in the application is to have the stump removed and ground out and plant new tree.
Parish: Ryde Ward: Ryde West
Decision Date: 17/02/2021

Tree Decision

b) APPLICATION REFUSED

- i. Application No: [20/02093/FUL](#)
Location: 16 Cross Street, Ryde, PO33 2AD
Proposal: Change of use of ground floor office (Class E, financial and professional services) to form a self-contained flat
Parish: Ryde Ward: Ryde North West
Decision Date: 01/02/2021

Ryde Town Council objected to the application on the following grounds:

- a) *Whilst Ryde Town Council supports the need for affordable homes within Ryde, it is of the opinion that the granting of such an application would be inappropriate within a ground level commercial location. It would set a precedent for the change of use class in the Town Centre Boundary area and have a detrimental effect on the towns retail and commercial centre.*
- b) *The granting of the application to convert to residential use from commercial use would be prior to the outcome of the Government Consultation on Extension of Permitted Development Rights to Support Housing Delivery and Public Service Infrastructure and would therefore pre-empt any decision on government policy.*

c) *The proposal is contrary to Ryde Town Council's Position Statement and the Ryde Place Plan. In addition it is contrary to current Isle of Wight Council Planning Policy DM9 regarding change of use to non-retail at ground level within town centre boundaries. The application has not demonstrated that it would not have a significant adverse effect on the retail function, design, character, vitality and viability of the town centre.*

ii. Application No: [20/02094/LBC](#)

Location: 16 Cross Street, Ryde, PO33 2AD

Proposal: Listed Building Consent for alterations in connection with proposed change of use of ground floor office (Class E, financial and professional services) to form a self-contained flat.

Parish: Ryde Ward: Ryde North West

Decision Date: 01/02/2021

Ryde Town Council objected to the application on the same grounds as outlined in [20/02093/FUL](#) (detailed above).

iii. Application No: [20/02216/FUL](#)

Location: 21 Adelaide Place, Ryde, PO33 3DJ

Proposal: Detached dwelling; alterations to vehicular access and parking (revised plans)

Parish: Ryde Ward: Ryde West

Decision Date: 10/02/2021

Ryde Town raises no objection, subject to there being restrictions to parking where sight-lines would be affected by stationary vehicles

iv. Application No: [20/02244/HOU](#)

Location: 7 Westfield Park, Ryde, PO33 3AB

Proposal: Proposed two storey rear extension

Parish: Ryde Ward: Ryde North West

Decision Date: 16/02/2021

Ryde Town Council raised no objection to this application