



**RYDE  
TOWN COUNCIL**

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13<sup>th</sup> July 2016

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 19<sup>th</sup> July 2016** at the Activity Room at the George Street Centre, George 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 28<sup>th</sup> June 2016.

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

To update the Committee on actions taken.

- Response on Ryde Theatre Clock
- Response on pillar of St.Thomas Street
- Response on works at Esplanade Station
- Response on clearance of Appley beach
- Request from developers on Rosemary's Vineyard for a meeting

### **5. MEMBERS' QUESTIONS**

To receive any questions from members.

### **6. PLANNING APPLICATIONS**

#### **Week Commencing 1st July 2016**

1. Application No: P/00789/16 Alt Ref: A/02022/E  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Ryde Superbowl (formerly L A Bowl), The Pavillion, Esplanade, Ryde, Isle Of Wight, PO33 2EL  
Proposal: 1 x illuminated freestanding sign  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00789/16>

2. Application No: P/00839/16 Alt Ref: TCP/32696  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 78 George Street, Ryde, Isle Of Wight, PO332JF  
Proposal: Alterations and conversion of dwelling to form 4 residential units  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00839/16>

3. Application No: P/00792/16 Alt Ref: TCP/32676/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 11b, West Street, Ryde, Isle Of Wight, PO332NW  
Proposal: Single storey rear extension to provide dining area  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00792/16>

### **Week Commencing 8th July 2016**

4. Application No: P/00683/16 Alt Ref: A/00257/D  
Parish(es): Ryde Ward(s): Ryde North East  
Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED  
Proposal: Non illuminated logo on canopy  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00683/16>

5. Application No: P/00696/16 Alt Ref: TCPL/01758/U  
Parish(es): Ryde Ward(s): Ryde North East  
Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED  
Proposal: Demolition of rear extensions; alterations; proposed single storey rear extension to form additional room for dining area  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00696/16>

6. Application No: P/00697/16 Alt Ref: TCP/01758/V  
Parish(es): Ryde Ward(s): Ryde North East  
Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED  
Proposal: LBC for demolition of rear extensions; alterations; proposed single storey rear extension to form additional room for dining area  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00697/16>

7. Application No: P/00872/16 Alt Ref: TCP/28011/F  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Little Copsefield, Copsefield Drive, Ryde, Isle Of Wight, PO333AR  
Proposal: Alterations to existing bungalow to include partial demolition of dwelling, single storey side extension, replacement tiled roof and stone cladding to external walls  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00872/16>

8. Application No: P/00873/16 Alt Ref: TCP/32706  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: 42 Monterey Road, Ryde, Isle Of Wight, PO333JR  
Proposal: Single storey side extension to provide additional living accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00873/16>

### **Week Commencing 15th July 2016**

9. Application No: P/00894/16 Alt Ref: TCP/19876/N  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: Ashley Vineyard, Ashley Road, Ryde, Isle Of Wight, PO334BB  
Proposal: Demolition of WC and shed; proposed toilet block and utility  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00894/16>

## **7. PLANNING REVISIONS**

None.

## **8. PLANNING APPEALS**

None

## **9. PLANNING DECISIONS**

### **Week of 24<sup>th</sup> June 2016**

Application No: P/00529/16

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

Parish: Ryde Ward: Ryde East

Proposal: Demolition of lean to section of garage; single storey extension to garage; replacement roof to garage

Decision: Granted Plan Permission (or issue Cert)

### **Ryde Town Council Planning Committee does not object to this application**

Application No: P/00575/16

Location: 28 Westfield Park, Ryde, Isle Of Wight, PO333AB

Parish: Ryde Ward: Ryde North West

Proposed 2 storey rear extension to include juliet balconies at 1st floor level; single storey extension with balcony to provide additional living accommodation

Decision: Granted Plan Permission (or issue Cert)

### **Ryde Town Council does not object to this application.**

Application No: P/00489/16

Location: 95 High Street Ryde, Isle of Wight, PO332SZ

Parish: Ryde Ward: Ryde South

Proposal: Alteration and conversion of shop to form flat

Refuse Plan Perm (or not issue Cert)

The information accompanying this application is inadequate and deficient in detail in respect of a Unilateral Undertaking to provide mitigation for the Solent Special Protection Area (SPA) Buffer so that the Local Planning Authority is unable to consider fully the effects of the proposal on the integrity of the Solent Special Protection Area (SPA) buffer zone and in the absence of further details it is considered that the proposal is contrary to the requirements of the Wildlife & Countryside Act, The Conservation (Natural Habitats, &c.) Regulations 1994 and Policies SP5 (Environment), DM12 (Landscape, Seascape, Biodiversity and Geodiversity) and DM22 (Developer Contributions) of the Island Plan Core Strategy.

**Ryde Town Council's Planning Committee recommends approval of this application subject to the applicant providing contributions towards Affordable Housing and the Solent SPA in accordance with the adopted SPD's**

Application No: P/00577/16

Location: 111 West Hill Road, Ryde, Isle Of Wight, PO331LN

Parish: Ryde Ward: Ryde East

Proposal: Single storey rear extension to provide additional living accommodation; balcony at 1st floor level on rear elevation (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council's Planning Committee recommends refusal of this application as the proposed balcony will overlook neighboring properties. The previous application was for a Juliet balcony which the town council had no issues with but it is considered that this proposed balcony will result in a reduction in amenity for adjoining neighbours.**

Officers justification: The proposed first floor balcony would not result in any unacceptable overlooking of surrounding houses. The privacy screen would help to prevent any direct views towards windows at no.113. The 45 degree sightline from the balcony would not have any clear views into neighbouring private amenity areas. A degree of mutual overlooking already exists between the application site and neighbours, therefore the balcony would not create a significant increase in overlooking.

### **Week of 1<sup>st</sup> July 2016**

Application No: P/00502/16

Location: Doctors Surgery, 18 Garfield Road, Ryde, Isle Of Wight, PO332PT

Parish: Ryde Ward: Ryde North West

Proposal: Change of use of doctors surgery to dwelling house

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council's Planning Committee recommends approval of this application subject to the applicant providing contributions towards Affordable Housing and the Solent SPA in accordance with the adopted SPD's**

Application No: P/00587/16

Location: 33 Sherbourne Avenue, Ryde, Isle Of Wight, PO333PX

Parish: Ryde Ward: Ryde West

Proposal: Proposed single storey rear extension to form additional living accommodation

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council Planning Committee does not object to this application**

Application No: P/00588/16

Location: Boulders Mead, Quarr Road, Ryde, Isle Of Wight, PO334EL

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Demolition of outbuildings; single storey side extension to form lobby, utility and larder; new pitched roof to replace flat roof over kitchen (revised scheme)

Decision: Refuse Plan Perm (or not issue Cert)

Reasons: The proposed extension by virtue of its size and position would be within close proximity to a tree of importance to the local character. In turn causing an unacceptable impact upon the health and amenity of the oak tree. This is due to the

proposed depth of the foundations and the conflict the build would cause with the crown of this tree. The detrimental impact upon the amenity of this oak tree would harm the character of the surrounding area, and the health of the tree itself. Therefore, the proposal would fail to comply with Policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

**Ryde Town Council's Planning Committee objects to this application as the measures to protect the tree roots are insufficient. The proposed building will not be constructed on the existing footings as stated on the plans as the footprint of the new building is not the same as the existing and the section shows the proposed footings to be 2m deep. A credible alternative footing design should be proposed to protect the root system.**

Application No: P/00524/16

Location: Flat 1, Park House, 72 West Hill Road, Ryde, Isle Of Wight, PO331LW

Parish: Ryde Ward: Ryde North East

Proposal: Replacement windows

Decision: Granted Plan Permission (or issue Cert)

#### **Ryde Town Council Planning Committee objects to this application**

The Town Council has objected, however, the proposed windows would be in a less prominent location than the replacement windows on the front elevation. They would provide the benefit of greater energy efficiency, making the flat more sustainable in the long term. Therefore, there would be no detrimental impact upon the Conservation Area from this proposal. The windows would be in keeping with the existing building and would enhance the energy efficiency of the flat.

#### **Week of 8<sup>th</sup> July 2016**

Application No: P/00613/16

Location: Fourways, Thornton Manor Drive, Ryde, Isle Of Wight, PO331PQ

Parish: Ryde Ward: Ryde East

Proposal: Demolition of garage; proposed single storey side extension to provide additional living accommodation; patio

Decision: Granted Plan Permission (or issue Cert)

#### **Ryde Town Council Planning Committee does not object to this application**

Application No: P/00567/16

Location: Stoneycroft, 9 The Strand, Ryde, Isle Of Wight, PO331JD

Parish: Ryde Ward: Ryde North East

Proposal: LBC for installation of staircase from ground floor to lower ground floor

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council Planning Committee does not object to this application subject to the provision of a suitable flood risk assessment being carried out.**

Application No: P/00641/16

Location: Little Sunnyside, Binstead Road, Ryde, Isle Of Wight, PO333NB

Parish: Ryde Ward: Ryde West

Proposal: Proposed two storey rear extension and extension at first floor level to provide additional living accommodation; alterations

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council Planning Committee does not object to this application**

## **10. TREE DECISIONS**

**Location: Chestnut Cottage, Spencer Road, Ryde**

**No objection to the following:**

T1 Horse Chestnut (Red) – situated as detailed in the application to thin crown by one third and reduce crown by 1.5 metres. All cuts are to be made to strong growth points at least one third of the diameter of the adjacent pruning cut.

**Reason:** The work is necessary to manage the trees size to make it more appropriate for its environment<sup>4</sup>

**Location: 52 Spencer Road, Ryde**

**No objection to the following:**

T1, T2, T3, T4 & T5 – Consent to carry out the work requested to the trees detailed in the application.

**Reason:** The work is necessary as general garden management

## **11. LICENSE APPLICATIONS**

None

## **12. LICENSE DECISIONS**

**Application for a Street Furniture Permit for Hobbs Tea Shop, 13 John Street, Ryde**

The above application has now been granted and issued.

**Application for a Street Furniture Permit for the Royal Esplanade Hotel, 16 Esplanade, Ryde.**

The above license application has now been processed and issued.

**Application for a premises license for Wight Karting, Westridge Centre, Brading Road, Ryde**

The above license application has now been processed and issued.

## **13. RIGHTS OF WAY IMPROVEMENT PLAN**

To receive a report on the Isle of Wight consultation on the rights of way improvements plan and to recommend a response

**14. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **8<sup>th</sup> August 2016**