



**RYDE
TOWN COUNCIL**

Town Hall Chambers
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22nd June 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 28th June 2016** at the RYDE METHODIST CHURCH, GARFIELD ROAD, RYDE, ISLE OF WIGHT, PO33 2PT 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 7th June 2016.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Royal York progress
- Response on Vectis Hall
- Response on Conservative Club

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

Week ending 10th June 2016

1. Application No: P/00608/16 Alt Ref: LBC/32670
Parish(es): Ryde Ward(s): Ryde North West
Location: 10 George Street, Ryde, Isle Of Wight, PO332EW
Proposal: LBC for alterations and conversion of ground floor to launderette and one residential unit

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00608/16>

2. Application No: P/00607/16 Alt Ref: TCPL/32670/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 10 George Street, Ryde, Isle Of Wight, PO332EW
Proposal: Alterations and conversion of ground floor to launderette and one residential unit

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00607/16>

3. Application No: P/00693/16 Alt Ref: TCP/08511/G
Parish(es): Ryde Ward(s): Ryde East
Location: Westridge House, Bullen Road, Ryde, Isle Of Wight, PO331AU
Proposal: Demolition of conservatory; proposed conservatory on front elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00693/16>
4. Application No: P/00718/16 Alt Ref: TCP/32668
Parish(es): Ryde Ward(s): Ryde East
Location: 79 High Park Road, Ryde, Isle Of Wight, PO331BX
Proposal: Alterations; single storey side/rear extension to form additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00718/16>
5. Application No: P/00760/16 Alt Ref: TCP/11098/A
Parish(es): Ryde Ward(s): Ryde East
Location: land south of Westridge Farm, and to rear of 10 to 38 Circular Road, off, Hope Road, Ryde, Isle Of Wight, PO33
Proposal: Proposed residential development of 80 dwellings, and associated access roads, public open space, attenuation ponds and infrastructure
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00760/16>

Week ending 17th June 2016

6. Application No: P/00724/16 Alt Ref: TCP/32676
Parish(es): Ryde Ward(s): Ryde North West
Location: 11b, West Street, Ryde, Isle Of Wight, PO332NW
Proposal: Partial demolition of boundary wall; formation of vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00724/16>
7. Application No: P/00718/16 Alt Ref: TCP/32668
Parish(es): Ryde Ward(s): Ryde East
Location: 79 High Park Road, Ryde, Isle Of Wight, PO331BX
Proposal: Alterations; single storey side/rear extension and extension at first floor level to provide additional living accommodation (corrected description)(readvertised application)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00718/16>
8. Application No: P/00747/16 Alt Ref: TCPL/09749/S
Parish(es): Ryde Ward(s): Ryde North West
Location: land to rear of 24 and 24a Union Street, fronting, Union Road, Ryde, Isle Of Wight, PO33
Proposal: Proposed two storey block of two flats (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00747/16>
9. Application No: P/00748/16 Alt Ref: LBC/09749/R
Parish(es): Ryde Ward(s): Ryde North West
Location: land to rear of 24 and 24a Union Street, fronting, Union Road, Ryde, Isle Of Wight, PO33
Proposal: LBC for proposed two storey block of two flats (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00748/16>

10. Application No: P/00745/16 Alt Ref: TCP/01784/B
Parish(es): Ryde Ward(s): Ryde East
Location: Westridge Farm, Hope Road, Ryde, Isle Of Wight, PO331AG
Proposal: Proposed agricultural building and store
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00745/16>

11. Application No: P/00753/16 Alt Ref: TCP/32674
Parish(es): Ryde Ward(s): Ryde South
Location: 74 Sandcroft Avenue, Ryde, Isle Of Wight, PO332TU
Proposal: Proposed wheelchair lift
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00753/16>

12. Application No: P/00766/16 Alt Ref: TCP/24023/A
Parish(es): Ryde Ward(s): Ryde South
Location: Unit 1a, Nicholson Road, Ryde, Isle Of Wight, PO331BQ
Proposal: Single storey rear extension to enlarge staff room; single storey linked rear extension to provide additional workshop and office facilities; additional parking; formation of patio/courtyard
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00766/16>

13. Application No: P/00770/16 Alt Ref: TCP/32679
Parish(es): Ryde Ward(s): Ryde East
Location: 20 St. Johns Wood Road, Ryde, Isle Of Wight, PO331HP
Proposal: Demolition of utility; proposed single storey rear extension to form bedroom
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00770/16>

Week ending 24th June 2016

14. Application No: P/00795/16 Alt Ref: TCP/32587/A
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: 16, Woodland View, Ryde, Isle of Wight, PO33 2DG
Proposal: Single storey rear extension to form living room (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00795/16>

15. Application No: P/00827/16 Alt Ref: TCP/01583/B
Parish(es): Ryde Ward(s): Ryde East
Location: 37 Marlborough Road, Ryde, Isle Of Wight, PO331AB
Proposal: Demolition of garage; proposed single storey side extension to form additional living accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00827/16>

16. Application No: P/00780/16 Alt Ref: TCP/32599/A
Parish(es): Ryde Ward(s): Ryde North East
Location: Wayfarer, East Hill Road, Ryde, Isle Of Wight, PO331LL
Proposal: Demolition of conservatory, shed and bedroom; proposed single storey extension on west elevation to form lounge (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00780/16>

17. Application No: P/00675/16 Alt Ref: TCP/32686
Parish(es): Ryde Ward(s): Ryde North West
Location: 33 Buckland Gardens, Ryde, Isle Of Wight, PO333AG
Proposal: Demolition of shed; proposed detached bungalow with garage; formation of vehicular access
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00675/16>

18. Application No: P/00680/16 Alt Ref: TCP/32684
Parish(es): Ryde Ward(s): Ryde North West
Location: Land to north of 9A, Northwood Drive, Ryde, Isle Of Wight, PO33
Proposal: Proposed detached dwelling to provide annexed accommodation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00680/16>

7. PLANNING REVISIONS

None.

8. PLANNING APPEALS

None

9. PLANNING DECISIONS

Week ending 3rd June 2016

1. Application No: P/00447/16
Location: The Yard, Marymead Close, Ryde, Isle Of Wight, PO33
Parish: Ryde Ward: Ryde North East
Proposal: Demolition of existing buildings; construction of store with covered workspace at ground floor level and offices and store at first floor level; parking (revised scheme)(corrected description)(readvertised application)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council recommends approval for this application subject to the provision of a flood warning and evacuation management plan and flood resilience measures to the ground floor.

IW Council condition

No development shall commence until a Flood Warning and Evacuation Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall come into effect once the building hereby permitted is brought into use and thereafter the site shall be operated in accordance with the approved plan, unless otherwise approved in writing by the Local Planning Authority. This plan shall include/address but not be limited to:

- **Raise awareness of the flood hazard at the location specified in the plan;**
- **Define the flood warnings and estimated lead-in times available;**
- **Detail how, when and by who the plan is triggered;**

- Define the responsibilities of those participating in the plan i.e the site user/occupants/site manager/flood warden;
- Outline the plan of safe refuge, evacuation procedure and the safe evacuation route away from the development; and
- Establish the procedure for implementing, monitoring and maintaining the plan.

Reason: To ensure that the risk to the site, property, and life is minimised in accordance with the aims of policies DM2 (Design Quality for New Development) and DM14 (Flood Risk) of the Island Plan Core Strategy and the National Planning Policy Framework.

Week Ending 10th June 2016

2. Application No: P/00390/16
 Location: 45 Argyll Street, Ryde, Isle Of Wight, PO333BY
 Parish: Ryde Ward: Ryde North West
 Proposal: Extension of existing dropped kerb
 Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

3. Application No: P/00508/16
 Location: 8 Adelaide Place, Ryde, Isle Of Wight, PO333DP
 Parish: Ryde Ward: Ryde West
 Proposal: Proposed garden chalet
 Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council's Planning Committee recommends refusal of this application because there is insufficient information on how foul and surface water drainage will be dealt with

IW Councils Decision

There has been an objection from the Town Council based on the lack of information regarding foul and surface water drainage. Further information provided by the applicant has confirmed that drainage from the chalet will be diverted to existing house drainage. The existing manhole at the side of the house has a drain which is deep enough to achieve the required fall for the drain from the chalet. Therefore, this further detail shows that the proposed chalet would connect to the existing drainage and not cause any significant issues.

4. Application No: P/00486/16
 Location: Thackeray House, Union Road, Ryde, Isle Of Wight, PO332FS
 Parish: Ryde Ward: Ryde North West
 Proposal: Proposed 2 flats at ground floor level
 Decision: Refuse Plan Perm (or not 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 and the provision of adequate bin storage area

IW Council Decision

The proposal, by reason of its position, size, design and external appearance, would be a visually intrusive and incongruous development, out of scale and character with the existing building and would fail to preserve or enhance the character and appearance of the Ryde Conservation Area contrary to the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework and the requirements of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Week ending 17th June 2016

5.Application No: P/00527/16

Location: 2 Berwick Cottages, Binstead Hill, Ryde, Isle Of Wight, PO333RW

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Demolition of porch; single storey side extension to form additional living accommodation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

6.Application No: P/00538/16

Location: 11 Chapel Road, Ryde, Isle Of Wight, PO333RT

Parish: Ryde Ward: Binstead & Fishbourne

Demolition of conservatory and sunroom; alterations; proposed two storey side extension to provide additional living accommodation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

7.Application No: P/00491/16

Location: land adjacent to 1, Salters Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Demolition of entrance porch; alterations and conversion of outbuilding to form one residential unit; porch

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council's Planning Committee recommends refusal of this application as it is felt that the application sets a precedent of the development of the land to the rear of all of the gardens in this location. It is considered that the building line fronts Salters Road and that this proposal is not in accordance with DM2.

8.Application No: P/00381/16

Location: 29 Bank Gardens, Ryde, Isle Of Wight, PO332SY

Parish: Ryde Ward: Ryde West

Proposal: Alterations to external elevations

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council does not object to this application

9.Application No: P/00531/16

Location: 46 Union Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Change of use from A1 (retail) to A3 (restaurant); internal and external alterations to include new internal partition walls, installation of extraction fans, redecoration of shopfront and new fascia signage/lettering (revised description).

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council's Planning Committee recommends that further detail is requested from the applicant on the proposed method of extraction for this restaurant (as similar restaurants on the mainland have extraction facilities provided) and until this is provided the committee recommends refusal of this application in its current form.

Subject to imposing conditions to agree the precise details of the proposed extractor fans and the opening/operational hours of the A3 use, it is considered that the proposed use of the premises would not harm neighbouring amenity in accordance with the aims of policy DM2 of the IPCS.

10.Application No: P/00532/16

Location: 46 Union Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

LBC for internal and external alterations in connection with change of use from A1 (retail) to A3 (restaurant) to include new internal partition walls, installation of extraction fans, redecoration of shopfront and new fascia signage/lettering (revised description).

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council's Planning Committee recommends that further detail is requested from the applicant on the proposed method of extraction for this restaurant (as similar restaurants on the mainland have extraction facilities provided) and until this is provided the committee recommends refusal of this application in its current form.

Subject to imposing conditions to agree the precise details of the proposed extractor fans and the opening/operational hours of the A3 use, it is considered that the proposed use of the premises would not harm neighbouring amenity in accordance with the aims of policy DM2 of the IPCS.

10. TREE DECISIONS

a) Location 74 West Hill Road, Ryde, Isle of Wight, PO331LW
Consents: T35 Holly, Cherry and Willow trees – Situated as detailed in the application to fell

Reason: The three trees are dead and becoming dangerous.

TP35 Sycamore – Situated as detailed in the application to raise the crown by the removal of four lower branches to enable better access beneath

Reason: Good arboricultural practice

b) 5 Quarr Close, Ryde
Refusal to the following:

This is a high amenity tree of importance to the collective woodland character of the area and as an individual specimen

c) 10a Vernon Square, Ryde PO33 2JG

No objection to the following:

To reduce the crown of the mimosa tree detailed in the application by 30%.

Reason: To improve the tree's shape and form.

11. LICENSE APPLICATIONS

number:	051156
license:	Street Furniture
name:	Sugar & Ice
end_consultation:	22 July 2016
address:	179 High Street, Ryde, Isle Of Wight, PO33 2HN

12. LICENSE DECISIONS

The following Street Trading Consent has now been granted - Shipwreck Isle, Appley Beach – 18 & 19 June 2016.

13. COASTAL COMMUNITIES FUND

To receive the application from Isle Access and formally confirm support for this scheme.

14. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 19th July 2016.