



**RYDE  
TOWN COUNCIL**

Town Hall Chambers  
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21st April 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 17<sup>th</sup> May 2016** 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,

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. ELECTION OF CHAIR**

To elect the Chair of the Planning Committee.

### **2. ELECTION OF VICE CHAIR**

To elect the Vice Chair of the Planning Committee.

### **3. APOLOGIES**

To receive apologies for absence.

### **4. DECLARATIONS OF INTEREST**

To receive any declarations of pecuniary or non-pecuniary (personal) interests relating to items on the Agenda.

### **5. MINUTES**

To take as read and confirm as accurate the minutes of the meeting held on 26<sup>th</sup> April 2016.

### **6. PROGRESS ON ACTION TAKEN**

To update the Committee on actions taken.

- Ryde Theatre progress
- Royal York progress
- Meeting with IWC on AAP Infrastructure requirements
- Response on Vectis Hall
- Youth Centre building
- Hope Road application and request for meeting by developers
- Coastal Revival Fund application

### **7. MEMBERS' QUESTIONS**

To receive any questions from members.

### **8. PLANNING APPLICATIONS**

#### **Press list 29<sup>th</sup> April 2016**

1. Application No: P/00390/16 Alt Ref: TCP/11019/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 45 Argyll Street, Ryde, Isle Of Wight, PO333BY

Proposal: Extension of existing dropped kerb  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00390/16>

2. Application No: P/00447/16 Alt Ref: TCP/06056/V  
Parish(es): Ryde Ward(s): Ryde North East  
Location: The Yard, Marymead Close, Ryde, Isle Of Wight, PO33  
Proposal: Demolition of existing buildings; construction of office/workshop with covered workspace at ground floor level and residential unit at first floor level; parking (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00447/16>

3. Application No: P/00486/16 Alt Ref: TCP/07015/K  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Thackeray House, Union Road, Ryde, Isle Of Wight, PO332FS  
Proposal: Proposed 2 flats at ground floor level  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00486/16>

4. Application No: P/00502/16 Alt Ref: TCP/18509/D  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Doctors Surgery, 18 Garfield Road, Ryde, Isle Of Wight, PO332PT  
Proposal: Change of use of doctors surgery to dwelling house  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00502/16>

5. Application No: P/00508/16 Alt Ref: TCP/23508/A  
Parish(es): Ryde Ward(s): Ryde West  
Location: 8 Adelaide Place, Ryde, Isle Of Wight, PO333DP  
Proposal: Proposed garden chalet  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00508/16>

### **Press list 6<sup>th</sup> May 2016**

6. Application No: P/00270/16 Alt Ref: TCP/10899/H  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: Aldermoor Farm, Upton Road, Ryde, Isle Of Wight, PO333LA  
Proposal: Prior approval for alterations and conversion of agricultural barn to form residential unit  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00270/16>

7. Application No: P/00447/16 Alt Ref: TCP/06056/V  
Parish(es): Ryde Ward(s): Ryde North East  
Location: The Yard, Marymead Close, Ryde, Isle Of Wight, PO33  
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)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00447/16>

8. Application No: P/00491/16 Alt Ref: TCP/15246/G  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: land adjacent to 1, Salters Road, Ryde, Isle Of Wight, PO33  
Proposal: Demolition of entrance porch; alterations and conversion of outbuilding to form one residential unit; porch  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00491/16>

9. Application No: P/00527/16 Alt Ref: TCP/32628  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 2 Berwick Cottages, Binstead Hill, Ryde, Isle Of Wight, PO333RW  
Proposal: Demolition of porch; single storey side extension to form additional living accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00527/16>
10. Application No: P/00531/16 Alt Ref: TCPL/13701/E  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 46 Union Street, Ryde, Isle Of Wight, PO33  
Proposal: Change of use from A1 (retail) to A3 (restaurant)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00531/16>
11. Application No: P/00532/16 Alt Ref: LBC/13701/D  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 46 Union Street, Ryde, Isle Of Wight, PO33  
Proposal: LBC for change of use from A1 (retail) to A3 (restaurant)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00532/16>
12. Application No: P/00538/16 Alt Ref: TCP/30795/B  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 11 Chapel Road, Ryde, Isle Of Wight, PO333RT  
Proposal: Demolition of conservatory and sunroom; alterations; proposed two storey side extension to provide additional living accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00538/16>

### **Press list 13<sup>th</sup> May 2016**

13. Application No: P/00381/16 Alt Ref: TCP/32631  
Parish(es): Ryde Ward(s): Ryde West  
Location: 29 Bank Gardens, Ryde, Isle Of Wight, PO332SY  
Proposal: Alterations to external elevations  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00381/16>
14. Application No: P/00489/16 Alt Ref: TCP/12920/D  
Parish(es): Ryde Ward(s): Ryde South  
Location: 95 High Street, Ryde, Isle Of Wight, PO332SZ  
Proposal: Alterations and conversion of shop to form flat  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00489/16>
15. Application No: P/00577/16 Alt Ref: TCP/32551/A  
Parish(es): Ryde Ward(s): Ryde East  
Location: 111 West Hill Road, Ryde, Isle Of Wight, PO331LN  
Proposal: Single storey rear extension to provide additional living accommodation; balcony at 1st floor level on rear elevation (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00577/16>
16. Application No: P/00575/16 Alt Ref: TCP/25208/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 28 Westfield Park, Ryde, Isle Of Wight, PO333AB  
Proposal: Proposed 2 storey rear extension to include juliet balconies at 1st floor

level; single storey extension with balcony to provide additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00575/16>

17. Application No: P/00588/16 Alt Ref: TCP/00053/D  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: Boulders Mead, Quarr Road, Ryde, Isle Of Wight, PO334EL  
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)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00588/16>

## 9. PLANNING REVISIONS

As noted above.

## 10. PLANNING APPEALS

None

## 11. PLANNING DECISIONS

### Week ending 22<sup>nd</sup> April 2016

Application No: P/00229/16  
Location: 3 Arnold Road, Ryde, Isle Of Wight, PO333RJ  
Parish: Ryde Ward: Binstead & Fishbourne  
Proposal: Single storey rear extension to form additional living accommodation  
Decision: Granted Plan Permission (or issue Cert)  
**Ryde Town Council recommends approval to this application.**

Application No: P/00305/16  
Location: Woodend, Pitts Lane, Ryde, Isle Of Wight, PO333SU  
Parish: Ryde Ward: Binstead & Fishbourne  
Proposal: Variation of condition 2 on P/01068/14 - TCP/03311/K to allow amendments to approved design  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommends approval of this application.**

Application No: P/00324/16  
Location: The Bungalow, Quarr Hill, Ryde, Isle Of Wight, PO334EH  
Parish: Ryde Ward: Binstead & Fishbourne  
Variation of condition no. 2 on P/00544/14 - TCP/04137/F to allow amendments to approved design of dwelling  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommends approval of this application.**

Application No: P/00284/16

Location: Haylands Manor, Corbett Road, Ryde, Isle Of Wight, PO333LF

Parish: Ryde Ward: Havenstreet, Asheys & Haylands

Proposal: Demolition of conservatory; proposed orangery on rear elevation; internal alteration

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommends approval of this application.**

Application No: P/00300/16

Location: 21 Marlborough Close, Ryde, Isle Of Wight, PO331AP

Parish: Ryde Ward: Ryde East

Demolition of garage; proposed single/two storey side extension to form additional living accommodation and garage

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommends approval of this application.**

Application No: P/00243/16

Location: 26 West Street, Ryde, Isle Of Wight, PO332QQ

Parish: Ryde Ward: Ryde North West

Demolition of annexe and rear extension; proposed two storey rear extension to form additional living accommodation; formation of vehicular access and parking

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommends approval of this application.**

Application No: P/00267/16

Location: 38 Arnold Road, Ryde, Isle Of Wight, PO333RQ

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed detached dwelling; formation of new vehicular access & parking

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council objects to this application on the basis that the design and external appearance does not reflect the pattern of development and does not complement the character of the surrounding area in its use of materials in accordance with policy DM2 of the Core Strategy.**

**The case officer has considered that the appearance of the development would be similar to that approved in 2013 and so taking into account this extant planning permission it is considered that the proposal would integrate with and complement its surroundings in accordance with the aims of policy DM2.**

Application No: P/00268/16

Location: 32 Westwood Road, Ryde, Isle Of Wight, PO333BJ

Parish: Ryde Ward: Ryde North West

Demolition of conservatory, utility and garage; alterations; two storey side and single storey rear extensions to form additional living accommodation; replacement

enlarged roof; porch  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommends approval to this application further to confirmation that obscure glass is used within the ensuite.**

**Obscure glass is required as part of the conditions for this development.**

Application No: P/00184/16  
65 Union Street  
Refuse Plan Perm (or not issue Cert)

1 The proposal has failed to demonstrate that the proposed residential accommodation could coexist with the existing use of the ground floor of the building as a restaurant and takeaway without conflict between these uses occurring as a potential result of noise and odour from any required extraction system associated with the operation of the existing commercial use. Therefore it has not been demonstrated that the proposed development would provide acceptable living conditions and a good level of amenity for future occupants of the development or that the proposal would not prejudice the future operation of the existing ground floor commercial use and as such, the proposal has failed to have appropriate regard to the existing commercial use and the potential for conflict with the proposed residential accommodation contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.

**Ryde Town Council recommends approval of this application subject to Officers being satisfied that the proposal is in accordance with the Councils policies and adopted SPDS in relation to contributions towards Affordable Housing and the Solent SPA, taking account of all material considerations including viability in decision taking.**

**Furthermore the Town Council requests that adequate measures are put in place for the transfer of noise between shop and flat and adequate measures are put in place for Fire Precaution.**

#### **Week ending 29<sup>th</sup> April 2016**

Application No: P/00329/16  
Location: 16, Woodland View, Ryde, Isle of Wight, PO33 2DG  
Parish: Ryde Ward: Havenstreet, Ashley & Haylands  
Proposal: Single storey rear extension to form living room  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommends approval of this application subject to the comments of the Tree Officer.**

Application No: P/00262/16

Location: Wychwood, 19 Barfield, Ryde, Isle Of Wight, PO33  
Parish: Ryde Ward: Ryde North East  
Proposal: Alterations and change of use from 3 dwellings to a single dwellinghouse (revised description).  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommends approval of this application.**

Application No: P/00263/16  
Location: Wychwood, 19 Barfield, Ryde, Isle Of Wight, PO33  
Parish: Ryde Ward: Ryde North East  
LBC for alterations in connection with change of use from 3 dwellings to a single dwellinghouse (revised description).  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommends approval of this application.**

Application No: P/01532/15  
Location: The Marine, 15 Esplanade, Ryde, Isle Of Wight, PO33  
Parish: Ryde Ward: Ryde North East  
Demolition of extension on south elevation; proposed three storey extension on south elevation; alterations and conversion of 1st and 2nd floors to provide 10 units of holiday accommodation  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommends approval of this application subject to the provision of a flood warning and evacuation management plan.**

**A flood warning and evacuation management plan was required as part of conditions plus a register of occupants.**

Application No: P/01533/15  
Location: The Marine, 15 Esplanade, Ryde, Isle Of Wight, PO33  
Parish: Ryde Ward: Ryde North East  
LBC for demolition of extension on south elevation; proposed three storey extension on south elevation; alterations and conversion of 1st and 2nd floors to provide 10 units of holiday accommodation  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommends approval of this application subject to the provision of a flood warning and evacuation management plan.**

**A flood warning and evacuation management plan was required as part of conditions plus a register of occupants.**

Application No: P/01130/15  
Location: The Prince Consort, 19 St. Thomas Street, Ryde, Isle Of Wight, PO332DL  
Parish: Ryde Ward: Ryde North West  
Proposed internal and external alterations to include replacement of access gates to refurbish lower ground floor offices and to convert part of lower ground floor and



ground floor to a residential unit (revised scheme) (revised description).  
Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/01131/15  
Location: The Prince Consort, 19 St. Thomas Street, Ryde, Isle Of Wight, PO332DL  
Parish: Ryde Ward: Ryde North West  
LBC for proposed internal and external alterations to include replacement of access gates in connection with refurbishment of offices and conversion of part of lower ground floor and upper ground floor to form a residential unit (revised scheme) (revised description).  
Decision: Granted Plan Permission (or issue Cert)

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

### **Decisions week ending 6<sup>th</sup> May 2016**

Application No: P/00354/16  
Location: The Vine, 16 Castle Street, Ryde, Isle Of Wight, PO332EG  
Parish: Ryde Ward: Ryde North East  
Proposal: Alterations and conversion of guest house to form a single dwelling house  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommended approval subject to the provision of adequate bin storage.**

**It has been confirmed by the case officer that the property does not benefit from any side or front curtilage area and that there is a private rear garden that could be used for the storage of domestic refuse.**

Application No: P/00355/16  
Location: The Vine, 16 Castle Street, Ryde, Isle Of Wight, PO332EG  
Parish: Ryde Ward: Ryde North East  
Proposal: LBC for alterations in association with conversion of guest house to form a single dwelling house  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommended approval subject to the provision of adequate bin storage.**

**It has been confirmed by the case officer that the property does not benefit from any side or front curtilage area and that there is a private rear garden that could be used for the storage of domestic refuse.**

Application No: P/00352/16  
Location: 24 Cross Street, Ryde, Isle Of Wight, PO332AA  
Parish: Ryde Ward: Ryde North West  
Proposal: LBC for proposed balcony at 1st floor level on side/rear elevation to include privacy screen  
Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommended approval of this application.**

Application No: P/01447/15

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

Parish: Ryde Ward: Ryde North West

Proposal: Proposed detached garage; dropped kerb

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommended approval of this application subject to the approval of the Conservation Officer.**

Application No: P/00307/16

Location: 24 Cross Street, Ryde, Isle Of Wight, PO332AA

Parish: Ryde Ward: Ryde North West

Proposal: Alterations and proposed balcony at 1st floor level on side/rear elevation to include privacy screen

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council recommended approval of this application subject to the listed buildings officers consent.**

## 12. TREE DECISIONS

1. 5 Melville Street, Ryde

**No objection to the following:** T1 Fir x 3 – Situated as detailed in the application to fell

2. Nyewood, Quarr Road, Ryde

**Consent to the following:** T2 Oak sapling – Situated as detailed in the application to fell.

**Reason:** The tree is becoming a nuisance which will worsen as it grows

**Refusal to the following:** T1 Oak x 3 – Situated as detailed in the application to cut all branches back by 30% and remove two branches from middle tree.

**Reason:** The three oak trees in question are of importance to the character of the area and a significant feature in the immediate area. It is felt that the work requested will have a detrimental impact on these characteristics and the problems being experienced could be resolved through lesser works. For this reason the council cannot justify giving permission to the works detailed in the application.

**Allowances of lesser works:** From the site visit it was felt that a more appropriate prescription of works that would address the problems being experienced and as such would be acceptable are as follows.

The trees are numbered one to three, one being closest to the drive.

T1 - Can have the lowest branch overhanging the drive removed back to remaining crown cleaned removing dead, dying and diseased branches

T2 - Is to be reduced away from the house to leave a clearance of three metres. All pruning cuts must be to strong growth points at least one third the diameter of the adjacent pruning cut.

T3 - The crown can be crown cleaned removing dead, dying and diseased branches

3. 7 Puckpool Close, Seaview

**Consent to the following:** T1 Oak – Situated as detailed in the application to fell to near ground level. T2 Oak – Situated as detailed in the application to reduce to the first major bifurcation

**Reason:** To make both trees safer and not presenting a danger to the house and garden

4. 8 Quarry Stone Close, Binstead

**Consent to the following:** T4 – Situated as detailed in the application to reduce height and width of crown and tidy up lower branches.

**Reason:** This tree is not covered by a TPO so works can be carried out without restriction

**Refusal to the following:** T1 Hornbeam – Situated as detailed in the application to fell . T2 Hornbeam – Situated as detailed in the application to reduce height and crown width by 25% and tidy. T3 Hornbeam – Situated as detailed in the application to fell

**Reason:** The Hornbeam trees T1 to 3 are of high amenity and important to the arboreal setting and character of the area. It is felt the work requested will be detrimental to the amenity the trees offer the surrounding area. From a site visit it was found that the reasons for the work can be addressed by carrying out lesser works to the trees, which enable the retention of the trees. For this reason the council cannot justify giving consent to the work requested.

**Allowance of lesser works:**

Whilst on site it was felt the issues raised in the application can be addressed by:

- The raising of the crown of the three trees to 2.5 metres above ground level removing many of the stubs and epicormic shoots.
- The overhang to the garden can be reduced by 1.5 metres from branch tip to strong growth points that are at least one third the diameter of the adjacent pruning point.
- The leaning stem of T3 can also be removed.
- It is also advised that the Ivy growing up the trunk of T3 is killed and removed.

### 13. LICENCE APPLICATIONS

1. Application for a Premises Licence for Shipwreck Isle at Appley Beach, Ryde on the 18 & 19 June 2016  
[https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050711&licenseType=Premises%20Licence&list=consultation\\_premises](https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050711&licenseType=Premises%20Licence&list=consultation_premises)
2. Application for: Street Trading Consent for Shipwreck Isle, Appley Beach  
[https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050714&licenseType=Street%20Trading%20Consent%20\(Market&list=consultation\\_street\\_trading](https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050714&licenseType=Street%20Trading%20Consent%20(Market&list=consultation_street_trading)
3. Application for: Grant of Street Trading Consent for The Seaview Bistro (Mobile), Ryde to Seaview Seafront and Seaview  
[https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050767&licenseType=Street%20Trading%20Consent%20%20%20%20%20%20%20%20%20%20&list=consultation\\_street\\_trading](https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050767&licenseType=Street%20Trading%20Consent%20%20%20%20%20%20%20%20%20%20&list=consultation_street_trading)

4. Application for: Island Wide Mobile Street Trading Consent for Wight Ice  
[https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050775&licencetype=Street%20Trading%20Consent%20%20%20%20%20%20%20%20%20%20&list=consultation\\_street\\_trading](https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050775&licencetype=Street%20Trading%20Consent%20%20%20%20%20%20%20%20%20%20&list=consultation_street_trading)
5. Armed forces day  
[https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050644&licencetype=Premises%20Licence&list=consultation\\_premises](https://www.iwight.com/licensing/applicationdetails3.aspx?refno=050644&licencetype=Premises%20Licence&list=consultation_premises)

#### **14. LICENSE DECISIONS**

1. The following application for a Street Furniture Permit for The Marine, The Esplanade, Ryde has now been processed and issued.

#### **15. Ryde High Street Traffic Management**

To receive a report on and make recommendations on the first stage of improvements to Ryde High Street Traffic Management.

#### **16. Road naming**

NEW ROAD NAME APPROVAL REQUIRED – APPLICATION NUMBER:  
P/00571/15 – WESTRIDGE SKIP HIRE LTD, THE YARD, BULLEN ROAD, RYDE.

- Westridge Close
- Daisy Close
- Shaw Close
- May Close

#### **17. IWC Parking Strategy**

To receive confirmation that the IWC has issued its parking strategy in draft for consultation and to confirm that a report will be brought to the next planning committee.

#### **18. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the 7<sup>th</sup> June 2016.