



**RYDE  
TOWN COUNCIL**

Town Hall Chambers  
10, Lind Street  
Ryde IOW  
PO33 2NQ

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26<sup>th</sup> January 2017

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE  
(Copies to all other members of the Council).

Dear Councillor,

You are hereby summonsed to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **TUESDAY 31st January 2017** at the **Town Council Offices at 10 Lind Street, Ryde** commencing at **7pm**. for the purpose of transacting the business set out in the agenda below. All members are invited to attend.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Turvey'.

Chris Turvey  
Planning Clerk

**PUBLIC QUESTION TIME**

Prior to the Council meeting commencing there will be a public forum 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 17<sup>th</sup> January 2017.

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

To update the Committee on actions taken.

- **St Thomas's Church**
- **Public Meeting re Pedestrianisation**

## **5. MEMBERS' QUESTIONS**

To receive any questions from members.

## **6. PLANNING APPLICATIONS**

### **Week Commencing 20<sup>th</sup> January 2017**

**None**

### **Week Commencing 27<sup>th</sup> January 2017**

1. Application No: P/00022/17 Alt Ref: TCP/07041/D  
Parish(es): Ryde Ward(s): Ryde West  
Location: land west of, 42 Pound Mead, Corbett Road, Ryde, Isle Of Wight, PO33  
Proposal: Proposed detached chalet bungalow with vehicular access and parking  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00022/17>

2. Application No: P/01562/16 Alt Ref: TCP/32686/A  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 33 Buckland Gardens, Ryde, Isle Of Wight, PO333AG  
Proposal: Demolition of shed; proposed detached bungalow with garage; formation of vehicular access (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01562/16>

3. Application No: P/00059/17 Alt Ref: LBC/18409/A  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Aspire, former Holy Trinity Church, Dover Street, Ryde, Isle Of Wight, PO33

Proposal: Installation of a new first floor mezzanine in the North transept, with new stairs from ground floor contained within a fire compartment stairwell. Replacement of the existing partially glazed partition between the Nave and North transept with fire rated partition and fire door.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00059/17>

## **7. PLANNING REVISIONS**

None.

## **8. PLANNING APPEALS**

None

## **9. PLANNING DECISIONS**

### **Week ending 13<sup>th</sup> January 2017**

#### **Application No: P/01512/16**

Location: land adjacent 91 and rear of, 89 and 91, Marlborough Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde East

Proposal: 2 detached dwellings with parking (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this proposal however it was noted that the reason for previous refusal by the Local Planning Authority had not been addressed.**

#### **Application No: P/01271/16**

Location: 9 St. Thomas Street, Ryde, Isle Of Wight, PO332PA

Parish: Ryde Ward: Ryde North West

Proposal: LBC for demolition of front wall; replacement wall and railings

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this Proposal**

#### **Application No: P/01503/16**

Location: 9 St. Thomas Street, Ryde, Isle Of Wight, PO332PA

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of front boundary wall; replacement wall and railings

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this Proposal**

### **Week ending 20<sup>th</sup> January 2017**

#### **Application No: P/01558/16**

Location: land adjacent Wychwood, Quarr Hill, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Retention of patio and steps; proposed conservatory

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this Proposal**

**Application No: P/01385/16**

Location: 14a Sutton Close, Ryde, Isle Of Wight, PO331DH

Parish: Ryde Ward: Ryde East

Proposal: Lawful Development Certificate for proposed garage

Decision: Granted Plan Permission (or issue Cert)

**Application No: P/01493/16**

Location: SSE Depot, Rink Road, Ryde, Isle Of Wight, PO332LT

Parish: Ryde Ward: Ryde North East

Proposal: Lawful Development Certificate for removing existing containers and demolishing temporary buildings; widening and altering the angle of an existing exit to the north which leads onto private land (owned by SSE); replacing automatic electric gates to the entrance and exits; resurfacing works including replacing existing concrete and asphalt surfaces; new bunded concrete bays for fuel storage; repairing and improving surface water and foul water drainage including a fuel interceptor; new road markings; alteration and improvement of fencing by installing new fencing to match; new armco barriers to the east; replacing material storage bays; and erecting a modular building ( 116m2 GEA)

Decision: Granted Plan Permission (or issue Cert)

**Application No: P/01526/16**

Location: 9 St. Thomas Square, Ryde, Isle Of Wight, PO332PJ

Parish: Ryde Ward: Ryde North West

Proposal: Installation of a satellite dish and lattice pole

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this Proposal**

**Application No: P/01568/16**

Location: 30 Buckland Gardens, Ryde, Isle Of Wight, PO333AG

Parish: Ryde Ward: Ryde North West

Proposal: Proposed single storey rear extension forming breakfast and family rooms; decking; alterations

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this Proposal**

**Application No: P/01625/16**

Location: Pell Farm House, Pell Lane, Ryde, Isle Of Wight, PO333LT

Parish: Ryde Ward: Ryde West

Proposal: Proposed conservatory on front elevation

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council does not object to this Proposal**

## **10. TREE DECISIONS**

### **Trees in TPO/1982/37 Tree Preservation Order**

**Location 11 Quarr Close, Binstead**

#### **Refusal for the following:**

Both oak trees that are the subject of the application are considered to be of high amenity contributing to the verdant sylvan character of the area. It is recognised that that movement has been seen in the house and it has been shown that this may have been exacerbated by Prunus and Quercus. However insufficient information has not been submitted to demonstrate that both oak trees are causing the problem and if not which of the two trees are the culprit. This could be resolved by DNA analysis of the roots found and samples taken from the two trees, this information was not supplied. For this reason the council cannot justify giving consent to the removal of both trees at this time.

### **Trees in Ryde St Johns Conservation Area**

**Location: Middle Lodge, Appley Lane, Ryde PO33 1NQ**

No objection to the following:

Eucalyptus gunnii – situated as detailed in the application to fell to near ground level.  
Reason: The tree has become decayed and unsafe to the surrounding area.

## **11. LICENSE APPLICATIONS**

### **Street Furniture Application Highways Act 1980 Section 115E**

Application for: Street Furniture Permit for The Crown Hotel, 10 St Thomas Square, Ryde

## **12. LICENSE DECISIONS**

**None**

## **13. Westridge Farm Planning**

To confirm the decision made by the Isle of Wight Council in respect of this major planning application.

## **14. Affordable Housing SPD**

To receive an update on the draft replacement Affordable Housing SPD and make recommendations for feedback to the Isle of Wight Council.

## **15. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **21<sup>st</sup>. February 2017**