



**RYDE
TOWN COUNCIL**

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

Email: chris.turvey@rydetowncouncil.gov.uk

12th July 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 18th July 2017** at the **Council Chambers, 10 Lind Street, Ryde, Isle of Wight, PO33 2NQ** 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

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 meetings held on 27th. June 2017.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Pedestrianisation
- St Thomas's Church
- Details of the service of a CPO

5. MEMBERS QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

Week Commencing 30th. June 2017

1. Application No: P/00708/17 Alt Ref: TCP/28867/A
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 34 Parkway, Ryde, Isle Of Wight, PO333RZ
Proposal: Single storey rear extension to form bedroom, bathroom/wet room to include access ramp.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00708/17>

2. Application No: P/00713/17 Alt Ref: TCP/33122
Parish(es): Ryde Ward(s): Ryde North West
Location: 46 Green Street, Ryde, Isle Of Wight, PO332QE
Proposal: Proposed two storey bay window extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00713/17>

3. Application No: P/00729/17 Alt Ref: TCP/15929/E
Parish(es): Ryde Ward(s): Ryde East
Location: 8 Hope Road, Ryde, Isle Of Wight, PO331AG
Proposal: Variation of condition 2 on P/01377/16 - TCP/15929/D to allow an alternative design to accommodate a garage and further rooms
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00729/17>

Week Commencing 7th. July 2017

4. Application No: P/00681/17 Alt Ref: TCP/22270/E
Parish(es): Ryde Ward(s): Ryde North West
Location: 15 Garfield Road, Ryde, Isle Of Wight, PO332PT
Proposal: Proposed doorway and disabled access ramp
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00681/17>

5. Application No: P/00743/17 Alt Ref: TCP/33005/A
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 36 Arnold Road, Ryde, Isle Of Wight, PO333RQ
Proposal: Variation of condition 2 of P/00296/17 to allow material changes to front elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00743/17>

Week Commencing 14th. July 2017

None

7. PLANNING REVISIONS

None.

8. PLANNING APPEALS

Application No: P/00255/17
Planning Inspectorate Ref: APP/P2114/W/17/3175230
Parish(es): Ryde Ward: Ryde South
Location: 19 Albert Street, Ryde, Isle Of Wight, PO332SA
Proposal: Demolition of the former dance school; proposed two storey building containing 2 no. 2 bedroom and 3 no. 1 bedroom self contained flats with five car parking spaces and amenity area
<https://www.iwight.com/planning/AppDetails3.aspx?frmId=32448>

Previous comment

Ryde Town Council did not object to this application

9. PLANNING DECISIONS

Week ending 23rd. June 2017

Application No: P/00532/17

Location: 189 Great Preston Road, Ryde, Isle Of Wight, PO331AY

Parish: Ryde Ward: Ryde East

Proposal: Demolition of conservatory; proposed single/two storey rear extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application No: P/00586/17

Location: 6 Beech Grove, Ryde, Isle Of Wight, PO333AN

Parish: Ryde Ward: Ryde North West

Proposal: Proposed two storey extension at 1st floor level (revised scheme) (corrected plan)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application but had concerns, due to lack of information, as to whether the development overlooks adjacent properties

Application No: P/00574/17

Location: 53 West Street, Ryde, Isle Of Wight, PO332UH

Parish: Ryde Ward: Ryde West

Proposal: Single storey side & rear extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application No: P/00600/17

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

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Demolition of entrance porch; alterations & conversion of outbuilding to form one residential unit; porch (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application No: P/00449/17

Location: Thackeray House, Union Road, Ryde, Isle Of Wight, PO332FS

Parish: Ryde Ward: Ryde North West

Proposal: Proposed 2 flats at ground floor level (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council 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

The applicant has proposed additional bin storage at ground floor level to meet the needs of future residents of the flats. This provision would be in addition to the existing facilities provided for residents of this building. The provision of these facilities can be secured by a planning condition. In terms of affordable housing provision contributions, the proposal would fall below the threshold set out in policy DM4 of the CS for on-site provision of affordable housing. In terms of a financial contribution, the Council has revised its SPD and this will come into force on 1 July 2017. Taking this into consideration and the small scale nature of the proposed development, it is not considered reasonable at this time to insist on a contribution from this development. The applicant has agreed to pay the Solent SPA mitigation in accordance with the SPD. This will be secured before permission is granted.

Week ending 30th. June 2017

Application No: P/00552/17

Location: Nelson Mansions, 1 Nelson Place, Ryde, Isle Of Wight, PO332ET

Parish: Ryde Ward: Ryde North East

Proposal: Retention and completion of replacement windows on north, south, east and west elevations; replacement of windows on north and west elevations at 1st floor level with french doors to include new/replacement railings; painting of south and east elevations

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application No: P/00553/17

Location: Nelson Mansions, 1 Nelson Place, Ryde, Isle Of Wight, PO332ET

Parish: Ryde Ward: Ryde North East

Proposal: LBC for retention and completion of replacement windows on north, south, east and west elevations; replacement of windows on north and west elevations at 1st floor level with french doors to include new/replacement railings; painting of south and east elevations

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application No: P/00551/17

Location: Walled Garden, Bullen Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde East

Proposal: Demolition of greenhouse; proposed dwelling

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

1 The proposed development would result in an additional dwelling situated outside of a settlement boundary, away from services and facilities which would result in an unsustainable form of development and would result in a dwelling reliant on access by private car. Thus the scheme would result in a form of development that would fail to comply with the principles of sustainable development as required by the established planning policy framework. The principle of the scheme is therefore considered contrary to Policy SP1 (Spatial Strategy) of the Island Plan Core Strategy and the National Planning Policy Framework (NPPF).

2 The proposed development, by virtue of its design, scale and external appearance and lack of design reference existing buildings within the local area would result in a form of development out of character with the wider area and not sympathetic to the site in which it is proposed, therefore failing to comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Ryde Town Council did not object to this application

Week Ending 7th. July 2017

Application No: P/00582/17

Location: 11 West Street, Ryde, Isle Of Wight, PO332NW

Parish: Ryde Ward: Ryde North East

Proposal: Demolition of garage and conservatory; proposed single storey side extension to form kitchen/diner; proposed single storey rear extension to form sun room

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

10. TREE DECISIONS

None

11. LICENSE APPLICATIONS

None

12. LICENSE DECISIONS

13. A further discussion about a wish list of projects around Ryde

14. To discuss the possibility of a review of the housing numbers within the Island Plan

15. To discuss whether the Highways Community Fund may be available to improve highways related accessibility

16. To discuss CCTV provision on Ryde Seafront

17. To discuss the provision of a new aerial to replace the one on Ryde Theatre.

18. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 8th. August 2017