



**RYDE  
TOWN COUNCIL**

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

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30<sup>th</sup> May 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 6<sup>th</sup>. June 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

## 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 25<sup>th</sup>. April 2017 and the 19<sup>th</sup> May 2017.

## 4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Vectis Hall
- Parking in West Street
- Ryde Theatre

## 5. PLANNING APPLICATIONS

### Week Commencing 28<sup>th</sup>. April 2017

1. Application No: P/01435/16 Alt Ref: TCP/13487/B  
Parish(es): Ryde Ward(s): Ryde North West  
Location: Seaward Guest House, 14-16 George Street, Ryde, Isle Of Wight, PO332EW  
Proposal: Change of use of guest house to residential dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01435/16>

**Ryde Town Council is unable to comment on this application because there is lack of information on which to form a view. The property is a Grade 11 listed building and it stands within a conservation area. The application does not give any reference to planning policy for this area or any details of the planning history for this property.**

**Policy SP4 (a loss of bed spaces through redevelopment or conversion to other uses will be permitted where it can be demonstrated that the use is no longer viable and that the premises/site has been marketed for at least 12 months at an appropriate market price)**

**Furthermore, there is no reference to a listed building consent application.**

These comments are made by the RTC clerks under delegated powers over the election period on behalf of the RTC Planning Committee.

2. Application No: P/00435/17 Alt Ref: TCPL/33056/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 9 Lind Street, Ryde, Isle Of Wight, PO332NQ  
Proposal: Renovation and new access to existing roof terrace.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00435/17>

**Ryde Town Council declares a non-pecuniary interest in this application and is unable to comment.**

3. Application No: P/00455/17 Alt Ref: LBC/33056  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 9 Lind Street, Ryde, Isle Of Wight, PO332NQ  
Proposal: LBC for renovation and new access to existing roof terrace.  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00455/17>

**Ryde Town Council declares a non-pecuniary interest in this application and is unable to comment.**

4. Application No: P/00480/17 Alt Ref: TCP/33064  
Parish(es): Ryde Ward(s): Ryde East  
Location: Cawsand, 127 West Hill Road, Ryde, Isle Of Wight, PO331LW  
Proposal: Proposed single storey rear extension; addition of doors and Juliet balcony at 1<sup>st</sup> floor level on front elevation; deck garden terrace  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00480/17>

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

These comments are made by the RTC clerks under delegated powers over the election period on behalf of the RTC Planning Committee.

**Week Commencing 05<sup>th</sup>. May 2017**

5. Application No: P/00506/17 Alt Ref: TCP/09600/B  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 14 Westfield Park, Ryde, Isle Of Wight, PO333AB  
Proposal: Single storey front extension; raised patio; alterations to vehicular access; alterations  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00506/17>

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

These comments are made by the RTC clerks under delegated powers over the election period on behalf of the RTC Planning Committee.

6. Application No: P/00488/17 Alt Ref: TCP/33069  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 8 Quarr Close, Ryde, Isle Of Wight, PO334EN  
Proposal: Demolition of dwelling; proposed replacement dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00488/17>

**Ryde Town Council does not object to this application subject to the recommendations of the tree team**

These comments are made by the RTC clerks under delegated powers over the election period on behalf of the RTC Planning Committee.

7. Application No: P/00286/17 Alt Ref: TCP/22748/A  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: Pegasus, 39 Ashley Road, Ryde, Isle Of Wight, PO332UT  
Proposal: Demolition of garage; proposed single/two storey side extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00286/17>

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

These comments are made by the RTC clerks under delegated powers over the election period on behalf of the RTC Planning Committee.

**Week Commencing 12<sup>th</sup>. May 2017**

8. Application No: P/00532/17 Alt Ref: TCP/33072  
Parish(es): Ryde Ward(s): Ryde East  
Location: 189 Great Preston Road, Ryde, Isle Of Wight, PO331AY  
Proposal: Demolition of conservatory; proposed single/two storey rear extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00532/17>

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

These comments are made by the RTC clerks under delegated powers over the election period on behalf of the RTC Planning Committee.

**Week Commencing 19<sup>th</sup>. May 2017**

9. Application No: P/00557/17 Alt Ref: TCP/21297/B  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: 1 Colenutts Road, Ryde, Isle Of Wight, PO333HS  
Proposal: Proposed single storey rear extension with flat roof (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00557/17>

10. Application No: P/00563/17 Alt Ref: LBC/11031/C  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 21 Barfield, Ryde, Isle Of Wight, PO332JP  
Proposal: Listed Building Consent for formation of new back door on south elevation; 2 new ground floor windows on west elevation; internal alterations  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00563/17>

11. Application No: P/00535/17 Alt Ref: TCP/32819/B  
Parish(es): Ryde Ward(s): Ryde North West  
Location: land rear of 57, Union Street, Ryde, Isle Of Wight, PO33  
Proposal: Proposed dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00535/17>

12. Application No: P/00552/17 Alt Ref: TCPL/08963/G  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Nelson Mansions, 1 Nelson Place, Ryde, Isle Of Wight, PO332ET  
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  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00552/17>

13. Application No: P/00553/17 Alt Ref: LBC/08963/F  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Nelson Mansions, 1 Nelson Place, Ryde, Isle Of Wight, PO332ET  
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 1<sup>st</sup> floor level with french doors to include new/replacement railings; painting of south and east elevations  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00553/17>

14. Application No: P/00551/17 Alt Ref: TCP/33076  
Parish(es): Ryde Ward(s): Ryde East  
Location: Walled Garden, Bullen Road, Ryde, Isle Of Wight, PO33  
Proposal: Demolition of greenhouse; proposed dwelling  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00551/17>

#### **Week commencing 26<sup>th</sup>. May 2017**

15. Application No: P/00582/17 Alt Ref: TCP/33087  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 11 West Street, Ryde, Isle Of Wight, PO332NW  
Proposal: Demolition of garage and conservatory; proposed single storey side extension to form kitchen/diner; proposed single storey rear extension to form sun room  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00582/17>

16. Application No: P/00585/17 Alt Ref: TCP/01625/H  
Parish(es): Ryde Ward(s): Ryde East  
Location: 123 Marlborough Road, Ryde, Isle Of Wight, PO331AW  
Proposal: Demolition of garage and shed; 2 detached dwellings with parking  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00585/17>

17. Application No: P/00586/17 Alt Ref: TCP/30491/D  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 6 Beech Grove, Ryde, Isle Of Wight, PO333AN  
Proposal: Proposed two storey extension at 1st floor level (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00586/17>

18. Application No: P/01218/16 Alt Ref: TCP/30335/B  
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands  
Location: Rosemary Vineyard, Smallbrook Lane, Ryde, Isle Of Wight, PO33BE  
Proposal: Outline for proposed development of 181 dwellings and community building; formation of vehicular access (additional information submitted)(revised plans including a reduction in the number of dwellings)(readadvertised)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01218/16>

19. Application No: P/00498/17 Alt Ref: TCP/06503/W  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 185 High Street, Ryde, Isle Of Wight, PO33  
Proposal: Change of use of 1st and 2nd floors from offices (B1) to 4 x flats  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00498/17>

20. Application No: P/00600/17 Alt Ref: TCP/15246/H  
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands  
Location: land adjacent to 1, Salters Road, Ryde, Isle Of Wight, PO33  
Proposal: Demolition of entrance porch; alterations & conversion of outbuilding to form one residential unit; porch (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00600/17>

21. Application No: P/00574/17 Alt Ref: TCP/33085  
Parish(es): Ryde Ward(s): Ryde West  
Location: 53 West Street, Ryde, Isle Of Wight, PO332UH  
Proposal: Single storey side & rear extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00574/17>

## **Week Commencing 2<sup>nd</sup>. June 2017**

22. Application No: P/00453/17 Alt Ref: TCP/00636/W  
Parish(es): Ryde Ward(s): Ryde East  
Location: Fallowfield Rest Home, 14 Great Preston Road, Ryde, Isle Of Wight, PO331DR  
Proposal: Retention and completion of conversion and extension of outbuilding to form on site staff accommodation  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00453/17>

23. Application No: P/00466/17 Alt Ref: LBC/20673/F  
Parish(es): Ryde Ward(s): Ryde North East  
Location: 54 The Strand, Ryde, Isle Of Wight, PO331JD  
Proposal: LBC for demolition of steel staircase and balcony to rear of property and internal basement wall; proposed internal basement to reconnect lower ground floor to main house; new bi-fold door and reinstate door in rear extension; full damp treatment  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00466/17>

## **6. PLANNING REVISIONS**

**None.**

## **7. PLANNING APPEALS**

**None.**

## **8. PLANNING DECISIONS**

**Week ending 21<sup>st</sup>. April 2017**

### **Application No: P/00296/17**

Location: 36 Arnold Road, Ryde, Isle Of Wight, PO333RQ

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Demolition of existing garage and rear extension; proposed two storey rear and side extension

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this proposal**

### **Application No: P/00224/17**

Location: 49a George Street, Ryde, Isle Of Wight, PO332EN

Parish: Ryde Ward: Ryde North East

Proposal: Demolition of existing two storey dwelling; replacement with single storey dwelling

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this proposal**

**Week ending 28<sup>th</sup>. April 2017**

### **Application No: P/00291/17**

Location: land adjacent to, Paddock Chase, Pitts Lane, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed detached dwelling (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this proposal**

### **Application No: P/00289/17**

Location: 139 High Street, Ryde, Isle Of Wight, PO332RJ

Parish: Ryde Ward: Ryde North West

Proposal: Lawful Development Certificate for change of use from shop (A1) to single dwellinghouse (C3)

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council objected to the proposal on the grounds that although there is paraphernalia of occupation in the property, its presence is hidden. The applicant has obscured the windows so that the contents are not visible. RTC objects on the basis that whilst there may not have been any intention to deceive there was certainly (in the committee's) opinion a deliberate intention to avoid a revaluation of Council Tax banding through the beneficial use of this area of the premises as a residential heriditament and as such if the sole intention was to ensure that members of the public did not see it as a shop then it should have just been left empty without screening. As such we will be**

**passing this information to the Council Tax department and seeking a backdated revaluation of this premises as a residential unit and asking for the Council Tax to be paid.**

**RTC also objected because the property falls within the Town Centre Boundary and if the existing shops are allowed to become private residences the character of the town will be altered. RTC further comments that additional shops within the TCB have already started to put up screening which if allowed to continue would lead to this situation happening again in the future.**

**Application No: P/00324/17**

Location: 56 Swanmore Road, Ryde, Isle Of Wight, PO332TQ

Parish: Ryde Ward: Ryde West

Proposal: Demolition/reconstruction of two storey rear extension; single storey rear extension and internal alterations (revised plans)

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this proposal**

**Week Ending 5<sup>th</sup>. May 2017**

**Application No: P/00389/17**

Location: Peter Pan's Playground, Esplanade, Ryde, Isle Of Wight, PO331JA

Parish: Ryde Ward: Ryde North East

Proposal: Proposed extension to existing ice cream kiosk

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this proposal**

**Application No: P/00333/17**

Location: 52 Hamilton Road, Ryde, Isle Of Wight, PO333QZ

Parish: Ryde Ward: Ryde West

Proposal: Lawful Development Certificate for proposed extension to rear dormer to form bedroom

Decision: Granted Plan Permission (or issue Cert)

**Week Ending 12<sup>th</sup>. May 2017**

**Application No: P/00361/17**

Location: 54 Buckland Gardens, Ryde, Isle Of Wight, PO333AG

Parish: Ryde Ward: Ryde North West

Proposal: Lawful Development Certificate for proposed garage conversion to include removal of existing garage doors to be replaced with windows

Decision: Granted Plan Permission (or issue Cert)

**Application No: P/00354/17**

Location: 2 Weeks Road, Ryde, Isle Of Wight, PO332TJ

Parish: Ryde Ward: Ryde South

Proposal: Proposed two storey extension and single storey extension to existing dwelling; alterations

Decision: Granted Plan Permission (or issue Cert)



**Ryde Town Council did not object to this proposal**

**Application No: P/00096/17**

Location: Lynwood, 52 West Hill Road, Ryde, Isle Of Wight, PO331LN

Parish: Ryde Ward: Ryde North East

Proposal: Variation of condition 2 on P/01165/15 - TCP/27477/D to allow alterations to approved external elevations

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this application but recommended a condition be attached to ensure that there is a reduction in net surface water run off post development being constructed on this site.**

**Week Ending 19<sup>th</sup>. May 2017**

**Application No: P/00403/17**

Location: 4 Northwood Drive, Ryde, Isle Of Wight, PO333AQ

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of garage; proposed two storey side extension including garage, utility and hobby room on ground floor; en-suite bedroom at first floor; additional vehicular access and extended driveway

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this proposal subject to the comments stated by Island Roads**

**Week Ending 26<sup>th</sup>. May 2017**

Application No: P/00152/17

Location: Oakleigh Court, East Hill Road, Ryde, Isle Of Wight, PO33 1PL

Parish: Ryde Ward: Ryde North East

Proposal: Proposed replacement windows on entire building with UPVC; 2 no. main entrance doors replaced with UPVC

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council did not object to this proposal**

**9. TREE DECISIONS**

None

**10. LICENSE APPLICATIONS**

**Street Furniture Application**

**Highways Act 1980 Section 115E**

Application for: **Street Furniture Permit for Hong Kong Express, Esplanade, Ryde**

**11. LICENSE DECISIONS**

**12. Road Naming.**

New road off Great Preston Road to be named

**13. Highways Management Meeting**

RTC to select a member to represent them at the Highways Management Meeting in June

**14. 20 mph Traffic Proposals**

To discuss whether representatives from the RTC planning committee would like to attend a meeting with the Leader of the IW Council as well as officers of the PFI Contract Management Team and Island Roads to try and take this forward.

**15. Victoria Street dual use bay**

To discuss the parking arrangements in Victoria Street with regards the use of the coach parking bays and to give the committees comments to the IW Council's Parking Operations Officer

**16. Down to the Coast Representative**

To select a representative from RTC planning committee to attend meetings and events and report back to committee

**17. Pedestrianisation of Ryde High Street**

To consider update

**18. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on the **27<sup>th</sup>. June 2017**