



**RYDE
TOWN COUNCIL**

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

Email: chris.turvey@rydetowncouncil.gov.uk

20th June 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 27th June 2017** at the **Methodists Church, 14 Garfield Road, Ryde, PO33 2PT** 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 6th. June 2017.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Vectis Hall
- Ryde Theatre
- St Thomas's Church

5. MEMBERS QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

Week Commencing 9th. July 2017

1. Application No: P/00620/17 Alt Ref: TCP/03573/E
Parish(es): Ryde Ward(s): Havenstreet, Asheys & Haylands
Location: 65 Upton Road, Ryde, Isle Of Wight, PO333HX
Proposal: Demolition of garage; proposed alterations and two storey side extension to provide additional living accommodation; raised deck area on rear elevations, alterations to driveway.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00620/17>

Week Commencing 16th. July 2017

2. Application No: P/00674/17 Alt Ref: TCP/26502/N
Parish(es): Ryde Ward(s): Havenstreet, Asheys & Haylands
Location: Smallbrook Stadium, Asheys Road, Ryde, Isle Of Wight, PO334BH
Proposal: Proposed 3 no. portacabins

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00674/17>

Week Commencing 23rd. July 2017

3. Application No: P/00693/17 Alt Ref: TCP/17233/D
Parish(es): Ryde Ward(s): Ryde North West
Location: 74 West Street, Ryde, Isle Of Wight, PO332QQ
Proposal: Demolition of conservatory; proposed single storey rear extension and three storey side extension; alterations
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00693/17>

7. PLANNING REVISIONS

None.

8. PLANNING APPEALS

None.

9. PLANNING DECISIONS

Week ending 2nd. June 2017

Application No: P/00480/17

Location: Cawsand, 127 West Hill Road, Ryde, Isle Of Wight, PO331LW
Parish: Ryde Ward: Ryde East
Proposal: Proposed single storey rear extension; addition of doors and juliet balcony at 1st floor level on front elevation; deck garden terrace
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application No: P/00411/17

Location: 31 Queens Road, Ryde, Isle Of Wight, PO333BG
Parish: Ryde Ward: Ryde North West
Proposal: Detached garage; replacement timber gates
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application subject to the comments of the conservation officer and the tree team

Application No: P/00412/17

Location: 31 Queens Road, Ryde, Isle Of Wight, PO333BG
Parish: Ryde Ward: Ryde North West
Proposal: LBC for internal alterations; replacement timber gates
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application subject to the comments of the conservation officer and the tree team

Week ending 9th. June 2017

Application No: P/00286/17

Location: Pegasus, 39 Ashley Road, Ryde, Isle Of Wight, PO332UT

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Demolition of garage; proposed single/two storey side extension

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application No: P/00316/17

Location: 5 Melville Street, Ryde, Isle Of Wight, PO332AE

Parish: Ryde Ward: Ryde North East

Proposal: LBC for replacement windows

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application subject to the comments of the conservation officer

Application No: P/00435/17

Location: 9 Lind Street, Ryde, Isle Of Wight, PO332NQ

Parish: Ryde Ward: Ryde North West

Proposal: Renovation and new access to existing roof terrace.

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00455/17

Location: 9 Lind Street, Ryde, Isle Of Wight, PO332NQ

Parish: Ryde Ward: Ryde North West

Proposal: LBC for renovation and new access to existing roof terrace.

Decision: Granted Plan Permission (or issue Cert)

Application No: P/01435/16

Location: Seaward Guest House, 14-16 George Street, Ryde, Isle Of Wight, PO332EW

Parish: Ryde Ward: Ryde North West

Proposal: Change of use of guest house to residential dwelling

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council was unable to comment on this application because there was 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.

Application No: P/00506/17

Location: 14 Westfield Park, Ryde, Isle Of Wight, PO333AB

Parish: Ryde Ward: Ryde North West

Proposal: Single storey front extension; raised patio; alterations to vehicular access; alterations

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Week Ending 16th. June 2017

Application No: P/00557/17

Location: 1 Colenutts Road, Ryde, Isle Of Wight, PO333HS

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed single storey rear extension with flat roof (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application No: P/00492/17

Location: 70 St. Johns Wood Road, Ryde, Isle Of Wight, PO331HL

Parish: Ryde Ward: Ryde East

Proposal: Lawful Development Certificate for proposed single storey rear extension

Decision: Granted Plan Permission (or issue Cert)

Application No: P/00535/17

Location: land rear of 57, Union Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: Proposed dwelling

Decision: Refuse Plan Perm (or not issue Cert)

Reasons

1 The proposal, by reason of its position, size, scale, design and appearance would be a visually intrusive and cramped development, out of character with surrounding buildings and would fail to preserve and enhance the setting of neighbouring listed buildings (the Royal Victoria Arcade and 30 Church Lane) and the character and appearance of the Ryde Conservation Area contrary to the aims of policies DM 2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework and Sections 66 and 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

2 The proposal, by reason of its position, size, scale, design and external appearance would be a visually intrusive and cramped development that would result in a serious loss of light to, and outlook from, neighbouring properties and would result in an increased sense of enclosure for neighbouring residents, to the detriment of the amenities and living conditions of neighbouring residents and contrary to the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.

3 The proposed, by reason of its position close to the boundaries of the site and neighbouring buildings, and its size, design and cramped appearance, would result

in a poor living environment for future occupants of the development and would fail to provide a good level of amenity for future occupants, in particular in terms of light and outlook, 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 objected to this application on the grounds that the site would be overcrowded with lack of amenity space. The close proximity of the proposed building to the neighboring buildings means that there will be a lack of natural light to the ground floor

10. TREE DECISIONS

None

11. LICENSE APPLICATIONS

None

12. LICENSE DECISIONS

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

14. To identify a member to join the planning clerk at the Regeneration Conference

15. To discuss whether a member of the planning committee wishes to represent the committees views on the Ryde School planning application

16. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **18th. August 2017**