



**RYDE  
TOWN COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
TUESDAY 25<sup>th</sup>. April 2017 AT THE TOWN COUNCIL OFFICES, 10 LIND  
STREET, RYDE**

Present: Cllr T Wakeley (Chair), Cllr.J.Moore, Cllr M Ross,  
Cllr S Stephens, Cllr D Woodward. Cllr M Lilley  
Cllr P Warren (Deputy Mayor), Cllr H Adams, (Mayor),

In attendance: Chris Turvey, Planning Clerk

## **APOLOGIES**

### **69/17 DECLARATIONS OF INTEREST**

None

### **70/17 MINUTES**

**RESOLVED that the minutes of the planning committee held on the 25<sup>th</sup>.April 2017 be approved as a true and accurate record and signed by the Chairman**

### **71/17 PROGRESS ON ACTION TAKEN**

#### **Vectis Hall**

The clerks have informed the IW Council's Conservation Officer (CO) that Ryde Town Council has not given the clerks delegated authority to provide financial assistance to the owners of any building to ensure that they undertake the necessary works to keep their listed buildings in good order or to sell or lease. The clerks have further informed the CO that the owners have not taken this matter seriously because of the lack of formal action by the Isle of Wight Council. The clerks have suggested to the CO that 2 months is sufficient time for the essential works, as listed by the CO, to be carried out. The clerks will continue to monitor the situation. The committee asked if the clerks could find some information about the lease on the property and report back

#### **Brownfield Land Register**

The clerks have informed the IW Council Planning committee that further to the legislation that was enacted on 16 April Ryde Town Council (under regulation 8) would like to be notified of any land or buildings which are proposed to be entered into Part 2 of the register by the service of the requisite notice for all sites within the parish.

#### **New Planning Committee Training**

The clerks informed the committee that there would be a training day for the new planning committee on 16<sup>th</sup> May 2017. It will be held in Meeting Room 1 at Ryde Town Council Chambers, 10 Lind Street, Ryde at 19.00 hrs

### **72/17 PLANNING APPLICATIONS**

#### **Week Commencing 7<sup>th</sup>. April 2017**

1. Application No: P/00096/17 Alt Ref: TCP/27477/E  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Lynwood, 52 West Hill Road, Ryde, Isle Of Wight, PO331LN  
Proposal: Variation of condition 2 on P/01165/15 - TCP/27477/D to allow alterations to approved external elevations  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00096/17>

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

2. Application No: P/00152/17 Alt Ref: TCP/33035  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Oakleigh Court, East Hill Road, Ryde, Isle Of Wight, PO33 1PL  
Proposal: Proposed replacement windows on entire building with UPVC; 2 no. main entrance doors replaced with UPVC  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00152/17>

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

3. Application No: P/00389/17 Alt Ref: TCP/18404/W  
Parish(es): Ryde Ward(s): Ryde North East  
Location: Peter Pan's Playground, Esplanade, Ryde, Isle Of Wight, PO331JA  
Proposal: Proposed extension to existing ice cream kiosk  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00389/17>

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

**Week Commencing 13<sup>th</sup>. April 2017**

4. Application No: P/00403/17 Alt Ref: TCP/08274/A  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 4 Northwood Drive, Ryde, Isle Of Wight, PO333AQ  
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  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00403/17>

**RESOLVED - Ryde Town Council does not object to this application subject to the conditions stated by Island Roads**

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

5. Application No: P/00449/17 Alt Ref: TCP/07015/L  
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 (revised scheme)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00449/17>

**RESOLVED - 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.**

6. Application No: P/00423/17 Alt Ref: TCP/23455/A  
Parish(es): Ryde Ward(s): Havenstreet, Ashey & Haylands  
Location: 87 Bettsworth Road, Ryde, Isle Of Wight, PO333EN  
Proposal: Demolition of extension; alterations to no. 87; proposed end of terrace dwelling with parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00423/17>

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

7. Application No: P/00411/17 Alt Ref: TCPL/21139/F  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 31 Queens Road, Ryde, Isle Of Wight, PO333BG  
Proposal: Detached garage; replacement timber gates  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00411/17>

**RESOLVED - Ryde Town Council does not object to this application  
subject to the comments of the Conservation officer and the tree team**

8. Application No: P/00412/17 Alt Ref: LBC/21139/E  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 31 Queens Road, Ryde, Isle Of Wight, PO333BG  
Proposal: LBC for internal alterations; replacement timber gates  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00412/17>

**RESOLVED - Ryde Town Council does not object to this application  
subject to the comments of the Conservation officer and the tree team**

73/17 **PLANNING REVISIONS**

None.

74/17 **PLANNING APPEALS**

Application No: P/01300/16 Planning Inspectorate Ref:  
APP/P2114/W/17/3169973  
Parish(es): Ryde Ward: Ryde South  
Location: 19 Albert Street, Ryde, Isle Of Wight, PO332SA  
Proposal: Demolition of dance school; proposed two storey block forming 5 flats  
to include parking and amenity area  
<https://www.iwight.com/planning/AppDetails3.aspx?frmId=31855>

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

75/17 **PLANNING DECISIONS**

**Week ending 31st. March 2017**

**Application No: P/00198/17**  
Location: Orchard House, Bullen Road, Ryde, Isle Of Wight, PO331AU  
Parish: Ryde Ward: Ryde East  
Proposal: Proposed detached garage  
Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00010/17**

Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED

Parish: Ryde Ward: Ryde North West

Proposal: Listed Building Consent for demolition of rear extensions; proposed single storey rear extension to form dining area; internal alterations

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council welcomed the development as outlined in this proposal**

**Application No: P/00081/17**

Location: The Royal Esplanade Hotel, 16 Esplanade, Ryde, Isle Of Wight, PO332ED

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of rear extensions; proposed single storey rear extension to form dining area; internal alterations

Decision: Granted Plan Permission (or issue Cert)

**Ryde Town Council welcomed the development as outlined in this proposal**

**Application No: P/00089/17**

Location: 2 West Street, Ryde, Isle Of Wight, PO332NX

Parish: Ryde Ward: Ryde North West

Proposal: Demolition of part of wall; alterations to vehicular access

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00101/17**

Location: Copsefield West, Copsefield Drive, Ryde, Isle Of Wight, PO333AR

Parish: Ryde Ward: Ryde North West

Proposal: Part two storey and part single storey extension to provide larger kitchen, additional living space and an additional bedroom with en-suite shower room

Decision: Granted Plan Permission (or issue Cert)

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

**Application No: P/00176/17**

Parish: Ryde Ward: Ryde North West

Location: Ryde Golf Club, Binstead Road, Ryde, Isle Of Wight, PO333NF

Proposal: 2 x externally illuminated advertising hoardings

Decision: Refuse Plan Perm (or not issue Cert)

Reasons: The proposed advertisements, because of their position and size, would be intrusive and visually prominent additions to the street scene which would appear incongruous and would be out of character with this area. By virtue of the residential nature of the surrounding area, including the general lack of advertisements, the signs proposed would represent an unnecessary form of clutter within the street scene. The proposal is therefore contrary to policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

**Ryde Town Council objected to this proposal on the grounds that the signs will detract from the character of the area in accordance with the principles of DM2. The signs are of such a size and nature that they do not respect the area and would be more appropriate in a town centre urban location.**

**Week ending 7<sup>th</sup>. April 2017**

**Application No: P/00116/17**

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed skywalk and treehouse

Location: Quarrhurst, Quarr Road, Ryde, Isle Of Wight, PO334EL

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

The proposal, by reason of its siting within the designated woodland and in proximity to the ancient semi-natural woodland, would result in direct and indirect impacts on trees, to the detriment of the woodland and its designation. The proposal would also result in the introduction of built form into the wooded environment which would be contrary to the established landscape character at this point, which would be contrary to the site, the designated woodland, and the wider landscape character which is identified as being an Area of Outstanding Natural Beauty . The proposals would also increase the potential for future pressure on the woodland, and ancient semi-natural woodland. As such, the proposals would be contrary to policies SP5 (Environment), DM2 (Design Quality) and DM12 (Landscape, Seascape, Biodiversity & Geodiversity) of the Island Plan, as well as being contrary to the National Planning Policy Framework (principle 11 - Conserving the Natural Environment) in particular paragraph 118

The application contains insufficient information relating to the assessment of impacts upon ecological features and species (in particular bats) that would result from the development, as such, the proposals fail to have sufficient regard to the protection of features and species of ecological importance and are therefore considered contrary to policies SP5 (Environment) and DM12 (Landscape, Seascape, Biodiversity & Geodiversity) of the Island Plan, as well as being contrary to the National Planning Policy Framework (principle 11 - Conserving the Natural Environment) in particular paragraph 118.

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

**Application No: P/00189/17**

Location: 11 Victoria Crescent, Ryde, Isle Of Wight, PO331DQ

Parish: Ryde Ward: Ryde East

Proposal: Lawful Development Certificate for proposed outbuildings to form workshop, office, cleaning and storage areas

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

The proposed outbuildings would fail to comply with Schedule 2 Part 1 Class E by virtue of the intended use and would therefore require planning permission in this instance.

## **Week Ending 14<sup>th</sup>. April 2017**

### **Application No: P/00202/17**

Location: 52 Well Street, Ryde, Isle Of Wight, PO332RZ

Parish: Ryde Ward: Ryde South

Proposal: Proposed single storey rear extension

Decision: Granted Plan Permission (or issue Cert)

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

### **Application No: P/00301/17**

Location: 6 Well Street, Ryde, Isle Of Wight, PO332SQ

Parish: Ryde Ward: Ryde South

Proposal: Proposed single storey rear/side extension to existing dwelling & rear garden room

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

### **Application No: P/00302/17**

Location: 6 Coach House Lane, Ryde, Isle Of Wight, PO333LU

Parish: Ryde Ward: Ryde West

Proposal: Lawful Development Certificate for proposed single storey rear extension

Decision: Granted Plan Permission (or issue Cert)

76/17

## **TREE DECISIONS**

### **Protection Trees Ryde Conservation Area**

**Location Ryde School, 7 Queens Road, Ryde PO33 3BE**

#### **No objection to the following:**

Sycamore tree as detailed in the application is to be felled to near ground level.

Holly as detailed in the application is to be felled to near ground level.

Bay tree as detailed in the application is to have the cankered stem removed.

**Reason:** The work is necessary to remove dangerous tree.

### **Application reference no: TW-0095-17 TPO/1994/16 W1**

**58 Westhill Road, Ryde PO33 1LW**

**Consent to the following:** Lift the crown by the removal of the 4 lowest limbs and a stump. The remaining crown can be lifted to give a clearance of 4m.

The crown of the tree can be reduced back from the property to a distance of 2 metres from the gutter line.

**Reason:** The work is necessary to prevent the tree becoming a nuisance.

### **Protection Trees in 2008/24 Tree Preservation Order**

**Location St John's Farm Cottage, 14 Marlborough Road, Ryde.**

#### **Consent for the following:**

Consent to carry out the work to the tree detailed in the application.

**Reason:** The work will prevent the tree becoming a nuisance and improve its general form.

**Protection**                      **Trees in Ryde Conservation Area**  
**Location**                        **Copsefield Cottage, Copsefield Drive, Ryde PO33 3AR**  
**No objection to the following:**  
To fell the Portuguese laurel to near ground level.  
**Reason:** The tree is in decline and will become a danger to the surrounding area.

**Protection** **Trees in Ryde Conservation Area**  
**Location**    **39 Spencer Road, Ryde, Isle of Wight, PO33 3AD**  
**No objection to the following:**  
To repollard the 4 trees as detailed in the application.  
**Reason:** The work will continue past management.

77/17            **LICENSE APPLICATIONS**

**None**

78/17            **LICENSE DECISIONS**

**None**

79/17            **DATE OF NEXT MEETINGS**

Planning Committee Training will be held on the  
Planning Committee Meeting to discuss Ryde School  
Scheduled Planning Committee meeting

**16<sup>th</sup>. May 2017**  
**19<sup>th</sup>. May 2017**  
**6<sup>th</sup>. June 2017**