



**RYDE
TOWN COUNCIL**

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

Email: chris.turvey@rydetowncouncil.gov.uk

7th February 2018

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 13th February 2018** 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 23rd January 2018.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Pedestrianisation of Ryde High Street
- Ryde Theatre Electricity
- Housing needs assessment
- Derelict Buildings
- Residents' Parking Provision Consultation

5. COMMITTEE MEMBERS QUESTIONS

To receive questions from planning committee members.

6. PLANNING APPLICATIONS

Week Commencing 26th January 2018

1. Application No: P/00016/18 Alt Ref: TCP/19322/C
Parish(es): Ryde Ward(s): Ryde West
Location: land rear of 42 and 42A, Green Street, Ryde, Isle Of Wight, PO33
Proposal: Proposed two storey detached dwelling
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00016/18>

2. Application No: P/00019/18 Alt Ref: TCPL/20882/L
Parish(es): Ryde Ward(s): Ryde North West
Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU
Proposal: Proposed pool building and reconstruction of covered seating area
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00019/18>

3. Application No: P/00020/18 Alt Ref: LBC/20882/K
Parish(es): Ryde Ward(s): Ryde North West

Location: Beldornie Tower, Augusta Road, Ryde, Isle Of Wight, PO333AU
Proposal: LBC for proposed pool building and reconstruction of covered seating area
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00020/18>

4. Application No: P/00043/18 Alt Ref: TCP/33354
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 15 The Mall, Ryde, Isle Of Wight, PO333SF
Proposal: Proposed single storey extension to the front of the existing property forming entrance porch, en suite, shower room and extension of the lounge
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00043/18>

5. Application No: P/00048/18 Alt Ref: TCP/16050/Z
Parish(es): Ryde Ward(s): Ryde East
Location: Heathcourt, 27 Salisbury Road, Ryde, Isle Of Wight, PO331BY
Proposal: Demolition of existing extension; replacement single storey side and rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00048/18>

6. Application No: P/00044/18 Alt Ref: TCP/28303/F
Parish(es): Ryde Ward(s): Ryde West
Location: land adjacent, Cranford House, Binstead Road, Ryde, Isle Of Wight, PO33
Proposal: Proposed detached house with parking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00044/18>

7. Application No: P/00058/18 Alt Ref: TCP/06475/L
Parish(es): Ryde Ward(s): Ryde West
Location: Suncourt, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ
Proposal: Proposed single storey side extension; first floor rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00058/18>

Week Commencing 2nd February 2018

8. Application No: P/00041/18 Alt Ref: TCP/29861/A
Parish(es): Ryde Ward(s): Ryde North East
Location: 55 West Hill Road, Ryde, Isle Of Wight, PO331LG
Proposal: Proposed single storey side/rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00041/18>

9. Application No: P/00072/18 Alt Ref: TCP/10899/J
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: Aldermoor Farm, Upton Road, Ryde, Isle Of Wight, PO333LA
Proposal: Conversion of former farm buildings to form two houses (one with ancillary office space)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00072/18>

10. Application No: P/00082/18 Alt Ref: LDC/21288/L
Parish(es): Ryde Ward(s): Ryde North West
Location: Millfield, 29 Queens Road, Ryde, Isle Of Wight, PO333BG

Proposal: Lawful Development Certificate to establish compliance with condition 1 on P/00180/13 to establish a legal commencement of works for this development

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00082/18>

Week Commencing 9th February 2018

11. Application No: P/00164/17 Alt Ref: TCP/32965

Parish(es): Ryde Ward(s): Ryde North West

Location: land at Ryde House, off, Binstead Road, Ryde, Isle Of Wight, PO33

Proposal: Outline development for 30 homes (20 open market houses, 10 affordable houses)(revised scheme)(re-advertised application)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00164/17>

12. Application No: P/00100/18 Alt Ref: TCP/10259/D

Parish(es): Ryde Ward(s): Ryde North East

Location: 39 High Street, Ryde, Isle Of Wight, PO332HT

Proposal: Proposed 2 no. AC condenser units on rear elevation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00100/18>

13. Application No: P/00101/18 Alt Ref: A/01251/E

Parish(es): Ryde Ward(s): Ryde North East

Location: 39 High Street, Ryde, Isle Of Wight, PO332HT

Proposal: Proposed 1x externally illuminated fascia sign; 1x externally illuminated hanging sign

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00101/18>

14. Application No: P/00094/18 Alt Ref: TCP/10739/C

Parish(es): Ryde Ward(s): Ryde South

Location: 21 Longmead Road, Ryde, Isle Of Wight, PO332TN

Proposal: Proposed decking at rear of the house

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00094/18>

15. Application No: P/00096/18 Alt Ref: LBC/01214/X

Parish(es): Ryde Ward(s): Ryde North West

Location: 68 Union Street, Ryde, Isle Of Wight, PO331BN

Proposal: Listed building consent for proposed 2 no. self contained dwellings to the rear of retail unit; reduce floor space of shop.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00096/18>

16. Application No: P/00095/18 Alt Ref: TCPL/01214/Y

Parish(es): Ryde Ward(s): Ryde North West

Location: 68 Union Street, Ryde, Isle Of Wight, PO331BN

Proposal: Proposed 2 no. self contained dwellings to the rear of retail unit; reduce floor space of shop

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00095/18>

17. Application No: P/00113/18 Alt Ref: TCP/08657/F

Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands

Location: 246 Upton Road, Ryde, Isle Of Wight, PO333JG

Proposal: Proposed single storey side and infill extension forming additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00113/18>

18. Application No: P/00120/18 Alt Ref: LBC/13042/K

Parish(es): Ryde Ward(s): Ryde North East

Location: Garden Flat, 7 Vernon Square, Ryde, Isle Of Wight, PO332JG

Proposal: LBC for conversion of bathroom into 2 shower rooms; internal alterations

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00120/18>

7. PLANNING APPEALS

None

8. PLANNING DECISIONS

Week ending 19th January 2018

Application No: P/01414/17

Location: Clark Masts Teksam Ltd, 18 Ringwood Road, Ryde, Isle Of Wight, PO333PA

Parish: Ryde Ward: Ryde West

Proposal: Proposed 4no residential units

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal subject to there being proper parking provision for delivery and tradesmen's vehicles during construction via planning condition.

Week ending 26th January 2018

Application No: P/00928/17

Location: Aspire, former Holy Trinity Church, Dover Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: LBC for installation of 6 no solar panels on south facing roof and associated works

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01472/17

Location: 72 West Street, Ryde, Isle Of Wight, PO332QQ

Parish: Ryde Ward: Ryde North West

Proposal: Lawful Development Certificate for continued use of vehicle access and parking access.

Decision: Granted Plan Permission (or issue Cert)

Application No: P/01444/17

Location: Coolheat, Unit 5, Enterprise Court, Nicholson Road, Ryde, Isle Of Wight, PO331BD

Parish: Ryde Ward: Ryde South

Proposal: Lawful Development Certificate for proposed extension to mezzanine and parking area.

Application No: P/01404/17

Location: Flat 2, 15 Partlands Avenue, Ryde, Isle Of Wight, PO333DS

Parish: Ryde Ward: Ryde West

Proposal: Demolition of existing conservatory; new garden room extension.

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01436/17

Parish: Ryde Ward: Ryde East

Proposed single storey extension

Location: 24 Salisbury Road, Ryde, Isle Of Wight, PO331BY

Proposal: Proposed single storey extension

Decision: Refuse Plan Perm (or not issue Cert)

Reason:

The proposed extension would block a primary window on the side elevation of 22 Salisbury Road which would adversely affect this neighbouring properties amenity to an unacceptable level . As such, the proposed scheme would not comply with policy DM2 (Design Quality of New Development) of the Island Plan Core Strategy.

Ryde Town Council did not object to this proposal

Application No: P/01448/17

Location: 21 Mount Street, Ryde, Isle Of Wight, PO332QR

Parish: Ryde Ward: Ryde North West

Proposal: Proposed 1st floor side extension; velux on side elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Week ending 2nd February 2018

Application No: P/01452/17

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

Parish: Ryde Ward: Ryde North East

Proposal: Proposed removal of stone and brick wall and attached garages at the rear of Palmer House and Nelson Mansion

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01529/17

Location: 28 Belvedere Street, Ryde, Isle Of Wight, PO332JW

Parish: Ryde Ward: Ryde North East

Proposal: Proposed single storey rear extension including alteration and extension of existing first floor room in the roof and dormer structure

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

Application No: P/01485/17

Location: Tudor Cottage, 6 Spencer Close, Ryde, Isle Of Wight, PO333AW

Parish: Ryde Ward: Ryde North West

Proposal: Ground and first floor extension to the east elevation to provide additional living accommodation.

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this proposal

10. TREE DECISIONS

Protection Trees in Tree Preservation Order TPO/1981/41 A1

Location 21 Westwood Road, Ryde

Allowances of lesser works:

From the site visit it is seen that the shade condition to the area caused by the tree could be resolved partially by lifting the crown to the height of the second bifurcation. The safety issue could be addressed by crown cleaning the tree taking out the dead dying and diseased branches.

Reason: To ensure the health and future amenity value of the trees.

Refusal for the following:

This is a high amenity tree important to the character of the area and wider arboreal skyline. There is no evidence submitted with the application to sufficiently warrant the trees removal and from a site inspection it is felt that the tree is in a reasonable condition. Its removal will cause the loss of a high amenity tree and impact on the collective arboreal character of the area. For this reason the council cannot justify giving consent for the trees removal at this time.

Protection Trees in Tree Preservation Order 1999/20

Location 25 The Strand, Ryde, Isle of Wight, PO331JF

Consent for the following:

To reduce the lime tree detailed in the application but 20% and raise the crown to 5m above ground level.

Conditions:

All work must be carried out to a minimum of BS3998 2010

"Recommendations for Tree Work" or current industry "best practice".

Working practices should comply with guidance and regulations issued by the Health & Safety Executive.

Reason: To ensure the health and future amenity value of the trees

11. LICENSE APPLICATIONS

None

12. LICENSE DECISIONS

None

13. PUBLIC RIGHTS OF WAY CONSULTATION

To discuss the proposed Public rights of Way Improvements Plan 2018 which was introduced at the previous meeting.

14. PLANNING MONITORING REPORT

To bring to the attention of the committee the latest Planning Monitoring Report

15. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the **6th March 2018** .