



RYDE

TOWN COUNCIL

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

Email: rtcplanning@btconnect.com

28th January 2015

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE
(Copies to all other members of the Council).

Dear Councillor,

You are hereby requested to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **TUESDAY 3rd FEBRUARY 2015** at the TOWN COUNCIL OFFICE, 10, LIND STREET, RYDE commencing at **7pm.** for the purpose of transacting the business set out in the agenda below.

Yours sincerely,

Tracy Reynolds

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 meeting held on 22nd January 2015

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

1) P/01597/14 - TCP/32125. Quarrhurst Lodge, Quarr Road, Ryde, Isle Of Wight, PO334EL. Binstead & Fishbourne Ward. Demolition of dwelling; proposed replacement dwelling and detached store

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01597/14>

Comments due by 6th February 2015

2) P/01583/14 - TCP/05746/V. Part OS parcels 1238, 0135 and 0952, land between Weeks Road and, Asheys Road, Ryde, Isle Of Wight, PO33. Havenstreet, Asheys & Haylands Ward. Approval of Reserved Matters on P/01529/12 - TCP/05746/U for three/four/five storey building to provide retirement apartments with associated communal facilities and parking; mixture of bungalows and houses with parking (181 units in total)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01583/14>

Comments due by 6th February 2015

3) P/01300/14 - TCP/21293/B. NHS Clinics at 68/69 and 70/71, Swanmore Road, Ryde, Isle Of Wight, PO33. Ryde West Ward. Demolition of single storey extensions and external escape stairs; Alterations and change of use to form 2 pairs of semi-detached houses; proposed pair of semi-detached houses fronting West Street; block of 3 garages; alterations to vehicular access and pedestrian accesses

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01300/14>

Comments due by 6th February 2015

4) P/01543/14 - TCP/25311/F. 43 Salters Road, Ryde, Isle Of Wight, PO333HU Ryde Havenstreet, Asheys & Haylands Ward. Demolition of garage; two storey side extension to provide additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01543/14>

Comments due by 6th February 2015

5) P/00030/15 - TCP/11863/P. 85 George Street, Ryde, Isle Of Wight, PO332JE. Ryde North East Ward. Alterations and single storey extension on west elevation to provide reception area and open porch; installation of additional windows at ground and first floor level on south elevation; new pedestrian access at basement level

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00030/15>

Comments due by 13th February 2015

6) P/01594/14 - TCP/08061/R. Birches, 1 Stonepitts Close, Ryde, Isle Of Wight, PO333NH. Ryde North West Ward. Demolition of garage; outline for two detached dwelling with vehicular accesses and parking

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01594/14>

Comments due by 13th February 2015

7) P/00018/15 - TCP/07856/T. land adjacent to, Paddock Chase, Pitts Lane, Ryde, Isle Of Wight, PO33. Binstead & Fishbourne Ward. Proposed detached dwelling

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00018/15>

Comments due by 20th February 2015

8) P/00024/15 - TCP/27724/G. Lake Huron, 51 Upton Road, Ryde, Isle Of Wight, PO333HR. Havenstreet, Ashey & Haylands Ward. Demolition of side extension; proposed alterations and conversion of public house to form 2 dwellings; detached house with carport; formation of parking/turning area

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00024/15>

Comments due by 20th February 2015

9) P/00028/15 - TCP/17559/G. 91-93B High Street, Ryde, Isle Of Wight, PO33. Ryde South Ward. Demolition of building; Outline for 3 storey building to form 16 flats with accommodation provided within roofspace

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00028/15>

Comments due by 20th February 2015

10) P/00063/15 - TCP/07565/G. land adjacent to, 129, Marlborough Road, Ryde, Isle Of Wight, PO33. Ryde East Ward. Variation of condition no.2 on P/01095/13 - TCP/07565/F to allow amendments to approved design of dwelling

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00063/15>

Comments due by 20th February 2015

7. PLANNING REVISIONS

To consider any revised plans received since the last planning committee meeting,

8. PLANNING APPEALS

To be advised that no planning appeals for Ryde have been received.

9. PLANNING DECISIONS

To receive the following planning decisions.

Week ending 9th January 2015

1) P/01292/14. Sandlands, 35 The Strand, Ryde, Isle Of Wight, PO331JF. Ryde North East Ward. LBC for replacement of rear entrance doors to Flats 1, 2, 7 and 8
Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council raises no objection subject to the doors being of a similar design to that of the existing,

2) P/01385/14. 17 Buckland Gardens, Ryde, Isle Of Wight, PO333AG. Ryde North West Ward. Proposed porch on side elevation; new bay windows on front elevation; conservatory on rear elevation

Decision: Granted Plan Permission

Ryde Town Council raised no objections

3) P/01406/14. Travelodge, Lind Hill, Ryde, Isle Of Wight, PO332PR. Ryde North West Ward. 1x illuminated fascia sign

Decision: Granted Plan Permission

Ryde Town Council raised no objections

Week ending 16th January 2015

4) P/01414/14. Grace Church, Marlborough Road, Ryde, Isle Of Wight, PO33. Ryde East Ward. Proposed single storey extension on west elevation to provide additional seating area

Decision: Granted Plan Permission

Ryde Town Council raised no objections

5) P/01421/14. 13 Union Road, Ryde, Isle Of Wight, PO332ER. Ryde North West Ward. Proposed extraction fan on rear elevation at basement level

Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council does not object to this application but asks that any noise from the unit complies with the prevailing noise guidelines.

6) P/01422/14. 13 Union Road, Ryde, Isle Of Wight, PO332ER. Ryde North West Ward. LBC for proposed extraction fan on rear elevation at basement level

Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council does not object to this application but asks that any noise from the unit complies with the prevailing noise guidelines.

7) P/01257/14. 28, The Strand, Ryde, Isle Of Wight, PO331JF. Ryde North East Ward. Remove the existing deck and balcony on the north elevation; proposed conservatory and balcony on north elevation.

Refuse Plan Perm

1 The proposed conservatory and balcony would be a discordant feature on the north elevation of this property. It would detract from the prominence and character of the existing rear bay windows of 28 and 29 The Strand, and would protrude by an unreasonable depth from the existing rear wall of the application dwelling. The glazing materials used for the whole of the extension would be inappropriate in comparison with the traditional materials used for the existing dwelling. The conservatory would conflict with the character of the application site and surrounding dwellings, and cause a detrimental impact on the character of the Conservation Area, as it would be clearly visible from The Esplanade. The conservatory would also cause a loss of privacy for 29 The Strand, one of the neighbouring dwellings. The glazed side of the extension would allow for direct overlooking into the rear bay window of number 29 from the conservatory. Therefore, this proposal would fail to comply with Policies SP5 (Environment), DM2 (Design Quality for New

Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy.

Ryde Town Council commented as below:

Ryde Town Council objects to the application. The design, within a conservation area, is not in keeping with the adjacent property and will be highly visible from The Esplanade which in turn will have a detrimental affect on the existing Streetscene. In addition Ryde Town Council are concerned regarding potential overlooking and loss of privacy to adjacent neighbours. In light of this Ryde Town Council asks that in the event that permission is granted it is on conditions that the windows on the East and West elevation are FIXED opaque glass.

8) P/01409/14. 1 Belvedere Street, Ryde, Isle Of Wight, PO332JN. Ryde North East Ward. Demolition of garage and extension; proposed three storey block of three flats

Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council objects to this application. The proposed development is within a conservation area, where design principles are of fundamental importance, and therefore the proposed development will impact greatly on the Streetscene. Instead of appearing subordinate, in our view, it will dominate the location being set forward from the property line of the existing building. It's bulk and mass, in close proximity to two boundaries, are considered to be inappropriate and an overdevelopment of the site. It is therefore an unsatisfactory and inappropriate design. Concerns were also raised regarding the inadequate parking and drainage. Ryde Town Council also had concerns regarding the applicant's drawings where the West elevation was illustrated as two stories without any underground or further levels.

N.B The decision notice has yet to be issued as the SPA contribution has not been made. I have sought clarification from the planning officer, Dawn de Vries, and she has said: 'there is a resolution to grant (permission) following the receipt of the contribution'.

9) P/01410/14. 1 Belvedere Street, Ryde, Isle Of Wight, PO332JN. Ryde North East Ward. LBC for demolition of garage and extension; proposed three storey block of three flats

Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council RESOLVED to object to this application. The proposed development is within a conservation area, where design principles are of fundamental importance. The proposed development will impact greatly on the Streetscene. Instead of appearing subordinate, in our view, it will dominate the location being set forward from the property line of the existing building. Its bulk and mass, in close proximity to two boundaries, are considered to be inappropriate and is an overdevelopment of the site. It is therefore an unsatisfactory and inappropriate design. Concerns were also raised regarding the inadequate parking and drainage. Ryde Town Council also had concerns regarding the applicant's drawings where the West elevation was illustrated as two stories without any underground or further levels.

N.B please see comment above under 8)

Week ending 23rd January 2015

10) P/01383/14. 71 Upton Road, Ryde, PO333HX. Havenstreet, Ashey & Haylands Ward. Lawful Development Certificate for retention of hardstanding

Decision: Granted Plan Permission

Ryde Town Council commented as below:

Ryde Town Council RESOLVED to object to this application. The hardstanding does not provide adequate parking for a vehicle and the access and egress from the location are unacceptable as there is no evidence of a safe and approved route as supported by the letter from Bill Murphy.

11) P/01438/14. 2 Royal Walk, Ryde, Isle Of Wight, PO331NL. Ryde East Ward.

Lawful Development Certificate for proposed single storey rear extension

Decision: Granted Plan Permission

The Town Council were not previously advised of this application for a Lawful Development Certificate as there is no legal requirement for these applications to be advertised.

12) P/01457/14. 40 Union Street, Ryde, Isle Of Wight, PO332LF. Ryde North West Ward. 1x non-illuminated fascia sign; 1x non-illuminated projecting sign

Decision: Granted Plan Permission

Ryde Town Council raised no objections

10. LICENCE APPLICATIONS

To consider and comment on any licence applications which has been received:

11. SUNDAY PARKING IN UNION STREET

To consider a letter from a business owner in Ryde regarding parking problems he has experienced on a Sunday in Union Street.

12. PROPOSED TRAFFIC ORDER FOR WESTFIELD PARK

To consider and comment on the proposed traffic order for part of Westfield Park.

13. OFF ROAD SUSTAINABLE TRANSPORT QUESTIONNAIRE

To consider a request from The Island Sustainability Forum who have asked the town council to complete a questionnaire identifying their priority projects over the next few years.

14. PROPOSED BASE STATION WORKS AT GARDEN CENTRE.

To consider the attached letter and plans received from Daly International regarding proposed works to their telecommunication mast at Busy Bee Garden Centre.

15. DATE OF NEXT MEETING

The next planning committee meeting is the 24th February 2015