



**RYDE
TOWN COUNCIL**

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

Email: rtcplanning@btconnect.com

27th October 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 November 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,

Peter Griffiths
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 meeting held on 13th October 2015.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Consultation on Pedestrianisation of the High Street
- Community Highways Fund
- Planning Enforcement
- Street Furniture Licensing
- Response form IWC on Affordable Housing SPD

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. EMPTY AND DELAPIDATED LAND AND BUILDINGS

To receive a report on empty and dilapidated land and buildings and make a recommendation on further action.

7. PLANNING APPLICATIONS

Press list 16 Oct 2015

1. Application No: P/01178/15 Alt Ref: TCP/32419
Parish(es): Ryde Ward(s): Ryde East
Location: 1 Gladstone Cottages, Hope Road, Ryde, Isle of Wight, PO331AQ
Proposal: Demolition of bathroom; single storey side/ rear extension to provide enlarged kitchen/ family room, bathroom and hall
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01178/15>

2. Application No: P/01188/15 Alt Ref: TCP/32423
Parish(es): Ryde Ward(s): Ryde West
Location: 96 Pellhurst Road, Ryde, Isle of Wight, PO333DR
Proposal: Demolition of existing garage; stores; alterations; single storey rear/side extension; porch
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01188/15>

Press list 23 October 2015

3. Application No: P/01113/15 Alt Ref: TCP/01580/S
Parish(es): Ryde Ward(s): Ryde East
Location: Amaryllis, 6 Marlborough Road, Ryde, Isle of Wight, PO331AA
Proposal: Proposed detached dwelling and garage
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01113/15>

4. Application No: P/01146/15 Alt Ref: TCP/16231/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 5 Newport Street, Ryde, Isle of Wight, PO332QB
Proposal: Proposed porch
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01146/15>

Press list 30th October 2015

5. Application No: P/01213/15 Alt Ref: TCP/32435
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: land rear of 18 to 56 Mitchells Road, and land at and to rear of Sweet Meadows,
Upton Road, Ryde, Isle of Wight, PO33
Proposal: Outline for up to 70 dwellings; associated open space and attenuation ponds; parking and formation of vehicular access off Upton Road.
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01213/15>

6. Application No: P/01231/15 Alt Ref: LBC/32331/A
Parish(es): Ryde Ward(s): Ryde North West
Location: Lloyds TSB, 35 Union Street, Ryde, Isle of Wight, PO33
Proposal: LBC for replacement ATM's
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01231/15>

7. Application No: P/01229/15 Alt Ref: TCP/19297/B
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands
Location: 6 Pitt Street, Ryde, Isle of Wight, PO333EB
Proposal: Demolition of single storey extension; proposed two-storey extension on side elevation to form additional living accommodation (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01229/15>

8. PLANNING REVISIONS

None received

9. PLANNING APPEALS

None received

10. PLANNING DECISIONS

Week 9th October 2015

1. Proposal: Retention of raised decking area and privacy screen
Location: 11 Ashey Road, Ryde, Isle of Wight, PO332UN
Application No: P/00992/15
Refuse Plan Perm (or not issue Cert)

The retention of the raised decking in the manner shown on the submitted plans would result in development detrimental to the privacy and amenities, through general disturbance, of the adjoining residential properties.
Therefore, the proposal would be contrary to Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Ryde Town Council did not object to this application.

Week 16th October 2015

2. Application No: P/01000/15
Location: Ashey Vineyard, Ashey Road, Ryde, Isle of Wight, PO334BB
Parish: Ryde Ward: Havenstreet, Ashey & Haylands
Proposal: Change of use of stores to B1
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

3. Application No: P/00983/15
Location: 38 St. Thomas Street, Ryde, Isle of Wight, PO332DL
Parish: Ryde Ward: Ryde North West
Proposed dormer window on side elevation in connection with conversion of roof-space to form en-suite bedroom
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

4. Demolition of outbuildings; single storey side extension to form lobby, utility and larder; new pitched roof to replace flat roof over kitchen; new woodstore
Location: Boulders Mead, Quarr Road, Ryde, Isle of Wight, PO334EL
Application No: P/01012/15
Refuse Plan Perm (or not issue Cert)

The proposed extension by virtue of its size and position would be within close proximity to a tree of importance to the local character, and the application contains insufficient information to adequately establish that the impact on the adjacent tree would be acceptable. As such the application fails to demonstrate that the scheme would not compromise the longevity of the tree, the loss of which would have a detrimental impact on the sylvan character of the area, therefore the proposal would be contrary to policy DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

Ryde Town Council did not object to this application.

Week 23 October 2015

Application No: P/01040/15

Location: Sunny Heights and Summer Place, Arnold Road, Ryde, Isle of Wight,

Parish: Ryde Ward: Binstead & Fishbourne

Approval of reserved matters on P/01223/14 - TCP/31852/A for landscaping
(corrected description) (readvertised application)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

11. TREE DECISIONS

19A NEWNHAM LANE, BINSTead, RYDE

- Consent to remove three lower crown limbs to prevent the tree becoming a nuisance

RICHMOND, 2 BELVEDERE STREET, RYDE

- Consent raising the crown on an Ash, Sycamore, Bay, Lime and reduce a Eucalyptus to prevent the trees impeding traffic and being an inappropriate size for their location.

41 MAYFIELD ROAD, RYDE

- Refusal to the felling of an Oak because it offers verdant character to the area.

HARCOURT SANDS, PUCKPOOL HILL, RYDE

- Consent to the removal of a Poplar because it is dangerous and the removal of a Maple and Ash because they pose a threat to the public.

4 BUCKLERS DRIVE, RYDE

- Consent to the removal of a dangerous Silver Birch.

12. LICENCE APPLICATIONS

None received.

13. TESCO LOCAL COMMUNITY SCHEME

To consider schemes for inclusion in a bid to the Tesco Local Community Grant scheme.

14. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 24th November 2015.