



RYDE

TOWN COUNCIL

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

Email: rtcplanning@btconnect.com

22nd April 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 28th APRIL 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

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 7th April 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

Press List 10th April 2015

1) P/00350/15 – LDC/32227. 2 Upper Highland Road, Ryde, Isle of Wight, PO331DZ. Ryde South. Lawful Development Certificate for continued use of property as two flats.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00350/15>

Comments due by 1st May 2015

2) P/00270/15 – TCP/10073/B. 6 Wood Street, Ryde, Isle of Wight, PO333DH Ryde North East Ward. Replacement of two windows at 1st floor level on front elevation.

<http://www.iwight.com/planning/AppDetails3.aspx?frmId=29512>

Comments due by 1st May 2015

Press List 17th April 2015

3) 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 and Haylands. 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)(revised plans - amended design and siting of apartment building)(readvertised application)

<https://www.iwight.com/planning/AppDetails3.aspx?frmId=29541>

Comments due by 08 May 2015

4) P/00013/15 – TCP/29837/C land adjacent to 17, Winston Avenue, Ryde, Isle Of Wight, PO33 Ryde West Detached house with parking and formation of vehicular access off Winston Close

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00013/15>

Comments due by 08 May 2015

5) Application No: P/00257/15 - TCP/14125/U - Land between 24a/24b Bellevue Road and, East Street, Ryde, Isle Of Wight, PO33 Ryde North East Proposal: Variation of conditions 2 and 4 on P/01560/08 - TCP/14125/S to allow amendments to the approved scheme

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00257/15>

Comments due by 08 May 2015

6) Application No: P/00367/15 - TCP/32235 Fern Cottage, Binstead Hill, Ryde, Isle Of Wight, PO333RN Binstead & Fishbourne Proposal: Demolition of single storey side extension; Proposed two storey extension on side elevation to form additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00367/15>

Comments due by 08 May 2015

Press List 24th April 2015

7) Application No: P/00422/15 - TCP/32242 Location: memorial gardens adjacent to 29, The Strand, Ryde, Isle Of Wight, PO33 Ryde North East Proposal: Proposed ventilation column

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00422/15>

Comments due by 15 May 2015

8) Application No: P/00262/15 - TCP/16235/M Location: 13a, Union Street, Ryde, Isle Of Wight, PO332DU Ryde North West Proposal: Change of use of 2nd floor flat to form additional office accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00262/15>

Comments due by 15 May 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 3rd April 2015

a) Application No: P/00116/15

Location: 3 Meaders Road, Ryde, Isle Of Wight, PO331HR

Parish: Ryde Ward: Ryde South

Proposal: Lawful Development Certificate for proposed siting of a caravan to provide ancillary accommodation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council raised no objection.

b) Application No: P/00139/15
Location: 11 Albert Street, Ryde, Isle Of Wight, PO332SB
Parish: Ryde Ward: Ryde South
Proposal: Proposed alterations and single storey extension on rear elevation to form wetroom and store
Decision: Granted Plan Permission (or issue Cert)
Ryde Town Council raised no objection.

c) Application No: P/00108/15
Location: 30 Westfield Park, Ryde, Isle Of Wight, PO333AB
Parish: Ryde Ward: Ryde North West
Proposal: Proposed roof alterations to create accommodation at second floor level including balcony on rear elevation; replacement of pitched roof with flat roof to existing garage
Decision: Granted Plan Permission (or issue Cert)
Ryde Town Council did not object to the planning application but considered that certain conditions should be included such as obscure glazing. These conditions were imposed as part of Condition 4.

Week ending 10th April 2015

d) Application No: P/00154/15
Location: 11 Nelson Place, Ryde, Isle of Wight, PO332ET
Parish: Ryde Ward: Ryde North East
Proposal: Demolition of lobby, store and w/c; single storey rear extension to provide garden room and shower room
Decision: Granted Plan Permission (or issue Cert)
Ryde Town Council raised no objection

Week ending 17th April 2015

e) Application No: P/00018/15
Location: land adjacent to, Paddock Chase, Pitts Lane, Ryde, Isle Of Wight, PO33
Parish: Ryde Ward: Binstead & Fishbourne
Proposal: Proposed detached dwelling
Decision: Granted Plan Permission (or issue Cert)
Ryde Town Council did not object to the planning application but wished for traditional materials to be used in the construction.

f) Application No: P/00028/15

Location: 9193B High Street Ryde Isle Of Wight PO33

Parish: Ryde Ward: Ryde South

Proposal: Demolition of building Outline for 3 storey building to form 16 flats with accommodation provided within roof space

Decision: Refuse Plan Perm (or not issue Cert)

Reasons: The application is inadequate and deficient in detail in respect of a Parking Provision Assessment that demonstrates that there would be adequate capacity within the highway network to accommodate the demand for car parking that would be generated by the proposed development. Therefore, it is considered that the proposal has failed to have regard to, and would be likely to have a significant adverse impact on, the use and capacity of the highway network contrary to the aims of policies SP7 (Travel), DM2 (Design Quality for New Development) and DM17 (SustainableTravel) of the Island Plan Core Strategy.

Ryde Town Council was concerned that there was insufficient parking provision in the surrounding road network and considered that parking could be provided on site.

g) Application No: P/01608/14

Location: Rye House, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ

Parish: Ryde Ward: Ryde West

Removal of car port; alterations and conversion of garage to form garden studio/workshop; Outline for 2 detached dwellings with parking and alterations to vehicular access (revised scheme)

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to the proposals but asked for a further detailed arboricultural method statement in conjunction with any unit constructed on the site.

10. LICENCE APPLICATIONS

To consider and comment on the following application which has been received:

1) 048138 - Street Trading Consent - Coffee Bean, Land ay Quay Road, Ryde

[https://www.iwight.com/licensing/applicationdetails3.aspx?refno=048138&licencetype=Street%20Trading%20Consent%20%20%20%20%20%20%20&list=consultation_street_trading](https://www.iwight.com/licensing/applicationdetails3.aspx?refno=048138&licencetype=Street%20Trading%20Consent%20%20%20%20%20%20%20%20&list=consultation_street_trading)

Comments due by 6 May 2015

2) 048133 – Street Trading Consent - Vittoria

[https://www.iwight.com/licensing/applicationdetails3.aspx?refno=048133&licencetype=Street%20Trading%20Consent%20%20%20%20%20%20%20&list=consultation_street_trading](https://www.iwight.com/licensing/applicationdetails3.aspx?refno=048133&licencetype=Street%20Trading%20Consent%20%20%20%20%20%20%20%20&list=consultation_street_trading)

Comments due by 5 May 2015

3) 048169 - Street Trading Consent – Coffee Bean

Not yet posted online for comments

Comments due by 11 May 2015

11. TREE DECISIONS

To receive the following tree decisions.

Tredeggar House, 15 Wood Street, Ryde

The Tree Officer raised no objection to reduce the crown of the Willow by 30-40%

12. ISLAND PLAN POLICY SP2 REVIEW

To review and comment on proposed changes to [Island Plan Policy SP2](#) and make recommendation to Full Council on response.

13. YELLOW LINES IN SPENCER ROAD

To discuss the location and provision of yellow lines on part of Spencer Road.

14. PEDESTRIANISATION OF HIGH STREET

To update members on correspondence with island roads.

15. APPLEY CAR PARK

To discuss and agree a resolution in relation to issues surrounding Appley car park and surrounding road network.

16. DATE OF NEXT MEETING

The next planning committee meeting is the 19th May 2015