



RYDE

TOWN COUNCIL

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

Email: rtcplanning@btconnect.com

4th August 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 11th August 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 20th July 2015.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Yellow Lines Spencer Road
- Appley Car Park
- Vectis Hall
- Royal York and Conservative Club
- Terminus Building
- Peter Pans Playground

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

Press List 24 July 2015

1. Application No: P/00787/15 Alt Ref: TCP/32333
Parish: Ryde Ward: Ryde North East
Location: 16 East Street, Ryde, Isle Of Wight, PO331JB
Proposal: Proposed installation of flue
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00787/15>

2. Application No: P/00825/15 Alt Ref: TCP/32334
Parish: Ryde Ward: Ryde North East
Location: 58 Argyll Street, Ryde, Isle Of Wight, PO333BY
Proposal: Demolition of conservatory; single storey rear extension to provide kitchen; raised decking
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00825/15>

3. Application No: P/00829/15 Alt Ref: TCPL/06520/T
Parish: Ryde Ward: Ryde North West
Location: Lansdowne House, 2 John Street, Ryde, Isle Of Wight, PO332PZ
Proposal: Proposed summer house
Easting: 458981 Northing: 92400.2
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00829/15>

4. Application No: P/00857/15 Alt Ref: LBC/32331
Parish: Ryde Ward: Ryde North West
Location: Lloyds TSB, 35 Union Street, Ryde, Isle Of Wight, PO33
Proposal: LBC for internal alterations
Easting: 459229.3 Northing: 92632.3
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00857/15>

Press List 31 July 2015

5. Application No: P/00905/15 Alt Ref: TCP/32217/A
Parish: Ryde Ward: Ryde East
Location: 35 Marina Avenue, Ryde, Isle Of Wight, PO331NG
Proposal: Demolition of conservatory; alterations; single storey side and rear extensions to provide additional living accommodation; porch; alterations to vehicular access
Easting: 460537.4 Northing: 92100.4
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00905/15>

6. Application No: P/00891/15 Alt Ref: TCP/27724/H
Parish: Ryde Wards: Havenstreet, Ashey and Haylands
Location: 51 Upton Road, Ryde, Isle Of Wight, PO33 3HR
Proposal: Proposed detached dwelling; formation of vehicular access and parking/turning area
Easting: 458382 Northing: 91243.1
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00891/15>

7. Application No: P/00906/15 Alt Ref: TCP/32347
Parish: Ryde Wards: Binstead & Fishbourne
Location: 20 Greenway, Ryde, Isle Of Wight, PO33 3SD
Proposal: Proposed porch
Easting: 457256.3 Northing: 91852.2
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00906/15>

8. Application No: P/00908/15 Alt Ref: A/00725/B
Parish: Ryde Ward: Ryde North West
Location: 4 Esplanade, Ryde, Isle Of Wight, PO33 2DY
Proposal: 1 x externally illuminated projecting sign; 1 x non-illuminated fascia sign
Easting: 459328.5 Northing: 92877.1
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00908/15>

(see additional applications below)

Press list 7 August 2015

9. Application No: P/00871/15 Alt Ref: LBC/21906/H
Parish: Ryde Ward: Ryde North East
Location: St Johns House (part of Oakfield Primary School), Appley Road, Ryde, Isle Of Wight, PO33 1NE
Proposal: LBC for internal and external repair and refurbishment works
Easting: 460305.8 Northing: 91936.3
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00871/15>
10. Application No: P/00873/15 Alt Ref: TCP/31492/B
Parish: Ryde Ward: Ryde North West
Location: land rear of 32-33 Union Street, with access off, Union Road, Ryde, Isle Of Wight, PO33
Proposal: Amendments to scheme approved under P/00676/13 - TCP/31492/A to include provision of additional dwelling and repositioning of the pair of semi-detached houses (resulting in 8 dwellings in total)
Easting: 459243.6 Northing: 92642.2
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00873/15>
11. Application No: P/00907/15 Alt Ref: TCP/15306/J
Parish: Ryde Ward: Ryde North West
Location: Proposal: 4 Esplanade, Ryde, Isle Of Wight, PO33 2DY
Proposal: Change of use from Class A1 (shop) to Class A4 (drinking establishment)
Easting: 459328.5 Northing: 92877.1
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00907/15>
12. Application No: P/00911/15 Alt Ref: LBC/15306/H
Parish: Ryde Ward: Ryde North West
Location: 4 Esplanade, Ryde, Isle Of Wight, PO33 2DY
Proposal: LBC for internal alterations in connection with change of use from Class A1 (shop) to Class A4 (drinking establishment); 1 x externally illuminated projecting sign; 1 x non-illuminated fascia sign
Easting: 459328.5 Northing: 92877.1
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00911/15>

7. PLANNING REVISIONS

None received.

8. PLANNING APPEALS

1. Appeal Reference APP/P2114/W/15/3087225/NWF
Brickfields, Newnham Road, Ryde, Isle Of Wight, PO33 3TH
The appeal will be determined on the basis of written representations. A copy of the Appeal letter is attached to this agenda.

9. PLANNING DECISIONS

17 July 2015

Application No: P/00636/15

Location: 62 Newnham Road, Ryde, Isle Of Wight, PO33 3TE

Parish: Ryde Wards: Binstead & Fishbourne

Removal of car port; alterations; two storey rear extension to provide additional living accommodation to include juliet balcony on rear elevation; single storey side extension to provide garage

Decision: Granted Plan Permission

Ryde Town Council did not object to this application.

Application No: P/00567/15

Location: 1 Banbury Close, Ryde, PO33 1DP

Parish: Ryde Ward: Ryde East

Proposal: Alterations to enclose porch

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00600/15

Location: 20, Cross Street, Ryde, Isle Of Wight, PO33 2AD

Parish: Ryde Ward: Ryde North West

Proposal: Change of use from retail to beauty salon

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00610/15

Parish: Ryde Ward: Ryde East

Increase of height of the existing mast from 17.3m to 27m; replacement of 6 no. existing antennas with 9 no. new antennas; installation of 2 no. new 300mm dish antennas; associated ancillary works

Location: Busy Bee Garden Centre Ltd, Brading Road, Ryde, Isle Of Wight,

Decision: Refuse Plan Perm (or not issue Cert)

It is considered that the proposal, because of its excessive height, would be a visually intrusive and harmful development that would have an adverse effect on the character and appearance of the area and the wider landscape. In the absence of a robust justification the application is considered to be contrary to the aims of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

Ryde Town Council considered this application and does not object to this application subject to the following condition being imposed: The mast hereby permitted shall have a 'black' or 'ivy' green external colour, unless approved in writing by the Local Planning Authority.

24 July 2015

Application No: P/00661/15

Parish: Ryde Ward: Ryde North West

LBC for internal alterations to include extension of bar facilities on 1st and 2nd floors;
new w.c's on first floor

Location: Ryde Theatre, Lind Street, Ryde, Isle Of Wight, PO33 2NL

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00546/15

Parish: Ryde Ward: Ryde East

Removal of condition no. 5 on P/00813/11 - TCP/15307/W

Location: Bartletts Green Farm, Brading Road, Ryde, Isle Of Wight, PO33 1QQ

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to the removal of this condition

Application No: P/00644/15

Parish: Ryde Ward: Ryde North West

Proposed alterations; extension at 1st floor level to form additional accommodation

Location: 22 Argyll Street, Ryde, Isle Of Wight, PO33 3BZ

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council considered this application and resolved to object to this application on the following grounds:

The proposed extension would lead to a detrimental impact upon the amenity of the neighboring dwelling 20 Argyll Street. The size and proximity of the extension would create an overbearing impact upon number 20 that by its development would create a cumulative impact due to the location and setting of 18 Argyll Street.

Therefore, this proposal would not comply with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

The application does not make any reference to the Solent Special Protection Area SPD. The creation of additional bedrooms as 'sole or main' residence of the occupiers within 5.6km of the SPA without an appropriate assessment or justification why mitigation should not be provided has not been carried out.

31 July 2015

Application: P/00724/15

Parish: Ryde Wards: Havenstreet, Ashey & Haylands

Two storey rear/side extension to provide additional living accommodation

Location: 2 Wray Street, Ryde, Isle Of Wight, PO33 3ED

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application: P/00679/15

Parish: Ryde Ward: Ryde North West

Alterations and change of use of existing dwellings to form school boarding accommodation (revised description)

Location: 16-17, Lind Street, Ryde, Isle Of Wight, PO33 2NS

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

Application: P/00680/15

Parish: Ryde Ward: Ryde North West

LBC for alterations in connection with change of use of existing dwellings to form school boarding accommodation (revised description)

Location: 16-17, Lind Street, Ryde, Isle Of Wight, PO33 2NS

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application

10. LICENCE APPLICATIONS

No applications have been received.

11. TREE DECISIONS

To note the following Tree Decisions:

1. Location 20 West Hill Road, Ryde

Consent to the following:

- T1 situated as detailed in the application to be felled to near ground level.

Reason: The tree is dead.

2. Location: Ryde School, Queens Road, Ryde

Consent to the following:

- T1 English Oak situated as detailed in the application to reduce to a dead wildlife stump/trunk.
- T2 situated as detailed in the application to remove the dead wood and declining limbs.
- G1 various young trees situated as detailed in the application to prune back the limbs to shape and reduce the trees.

Reason: Good arboricultural practice and to prevent a nuisance.

3. Location: Ryde Schools, Queens Road, Ryde

Consent to the following:

- T4 English Oak situated as detailed in the application to reduce to a dead wildlife stump/trunk.
- TG1 Lime situated as detailed in the application to be felled to near ground level.

Reason: It has been demonstrated that the trees have been causing subsidence to the adjacent building.

4. Location: Seaford Lodge, 14 St Thomas's Street, Ryde

Consent to the following:

- T1 Lime situated as detailed in the application to be felled to near ground level.
- T2 Ash situated as detailed in the application to remove back to the live wood, a 25% reduction.

Reason: To remove a dangerous tree and make the Ash tree safe.

5. Location: Treefields, Binstead Road, Ryde

Consent to the following:

- T1 Oak situated as detailed in the application to reduce the secondary boughs, crown clean and thin the remaining crown by 25%.

Reason: To prevent the tree becoming a nuisance.

6. Location: Abbeyfields Nursing Home, 2 Queens Road, Ryde

No objection to the following:

- T1 Lime situated as detailed in the application to be felled to near ground level.

Reason: To prevent a nuisance and excessive shade.

7. Location: Oak Cottage, 58 West Hill Road, Ryde

Consent to the following:

- T1 Bay, Poplar, Holm Oak hedge mixed situated as detailed in the application to coppice fell the Bay stems at the garden side of both gate posts, coppice fell the Poplar stem to allow regrowth to become part of the hedge.

- T2 Hawthorn situated as detailed in the application to reduce the height by 2 metres.
- T3 Bay Laurel situated as detailed in the application to coppice.
- T4 Pear situated as detailed in the application to thin the crown by 30% and remove the Ivy.
- T5 Ash situated as detailed in the application to re-pollard at two thirds the existing size.
- T6 Tulip situated as detailed in the application to lift the canopy to 3 metres from the ground and reduce the branches over the roof to behind the gutter line, 2 metres.
- T7 Bay Laurel stand situated as detailed in the application to coppice.

Reason: To prevent the trees becoming a nuisance and keep them in good management.

8. Location: Quarr Trees, Quarr and 4 Quarr Close, Binstead

Consent to the following:

- T1 Oak situated as detailed in the application to trim back away from the drip line of the house.
- T2 Oak situated as detailed in the application to trim back away from the drip line of the house and reduce the neighbour's side back also.
- T3 and T4 Oak situated as detailed in the application to reduce the crowns by 30% of the canopy size to strong growth points at least one third the diameter of the adjacent pruning cut.

Reason: To prevent the trees from becoming a nuisance.

12. FORWARD PLAN

- a) Coastal Communities Team bid outcomes – 1 September 2015
- b) Island Line future

13. PENNYFEATHERS

To receive an update in respect of the offer of commuted sums and conveyance of land from the agent dealing with the application for Pennyfeathers, Ryde. A briefing note for the Committee is attached to this agenda.

14. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on the 1 September 2015.