



RYDE

TOWN COUNCIL

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

Email: rtcplanning@btconnect.com

12th May 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 19th May 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 28th April 2015

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Yellow lines in Spencer Road
- Appley Car Park
- Vectis Hall
- Pedestrianisation of the High Street
- Royal York (insurance)
- Conservative Club

5. MEMBERS' QUESTIONS

To receive any questions from members.

6. PLANNING APPLICATIONS

Press List 1st May 2015

No applications

Press List 8th May 2015

1. Application No: P/00459/15 Alt Ref: TCP/19297/A
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
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00459/15>

2. Application No: P/00464/15 Alt Ref: TCP/20504/A
Parish(es): Ryde Ward(s): Ryde North East
Location: 6 Nelson Street, Ryde, Isle Of Wight, PO332EZ
Proposal: Replacement windows to the existing bay windows at 1st and 2nd floor levels on front elevation
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00464/15>

Press list 15th April 2015

No applications

7. PLANNING REVISIONS

None received.

8. PLANNING APPEALS

1. Site Address: 28, The Strand, Ryde, Isle Of Wight, PO331JF
Description of development: Remove the existing deck and balcony on the north elevation; proposed conservatory and balcony on north elevation
Application reference: P/01257/14
Appeal reference: APP/P2114/D/15/3007924
Appeal start date: 30th April 2015

An appeal is proceeding under the Householder Appeals Service, there is no opportunity for Ryde Town Council to submit comments

9. PLANNING DECISIONS

To receive the following planning decisions.

Week ending 24th April 2015

Application No: P/00229/15
Location: 106 High Street, Ryde, Isle Of Wight, PO332SZ
Application under Regulation 75 of the Habitats Regulations 2010 for alterations and conversion of retail unit to form 3 residential units
Registration Date: 24/02/2015
Case Officer: Stuart Van-Cuylenburg Contact Tel No: (01983) 823552
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council were not able to comment on this application as it was permitted development.

Week ending 01 May 2015

Application No: P/00249/15
Location: 6 Wood Street, Ryde, Isle Of Wight, PO332DH
Parish: Ryde Ward: Ryde North East
Proposal: Rendering of front elevation
Registration Date: 09/03/2015
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application subject to the agreement of the Conservation Officer.

Application No: P/00209/15
Location: 34 Buckland Gardens, Ryde, Isle Of Wight, PO333AG
Parish: Ryde Ward: Ryde North West
Proposed single storey rear extension to provide lounge; porch and bay window on front elevation (revised scheme)
Registration Date: 05/03/2015
Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to this application.

Application No: P/00095/15

Location: 6, Monkton Street, Ryde, Isle Of Wight, PO33 1JN

Parish: Ryde Ward: Ryde North East

Proposal: New fascia sign with new light fittings over; advertising frame on south (side) elevation

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council agreed with the proposed external signage and lighting but do not agree with the external notices or advertising and ask that this aspect of the application be refused. The Town Council also ask that if the application is agreed, a condition be included that requires the proposed design to be agreed with the conservation officer.

Condition number 6 required that: No development shall take place until details of the proposed signage and external light fitting hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Application No: P/00255/15

Location: Peter Pan's Playground, Esplanade, Ryde, Isle Of Wight, PO331JA

Parish: Ryde Ward: Ryde North East

Variation of condition nos. 2 and 8 on P/00542/14 - TCP/18404/T to allow for a roof mounted extraction fan to be installed to allow a widened range of menu options

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council RESOLVED to object to this proposal and support the comments made by the Marina Bowls Club.

The Town Council are concerned that the current establishment does not have toilet facilities despite serving food. We find this to be unacceptable and wish to draw this to the attention of Environmental Health.

In addition we note that the applicant continues to exceed their licensed pavement area, placing tables and chairs in the pathway, causing an obstruction and inconvenience to all other users of this area and thereby obstructing their free passage.

Application No: P/00287/15

Location: 17 Cross Street, Oakfield, Ryde, Isle Of Wight, PO331EH

Parish: Ryde Ward: Ryde South

Proposal: Retention of shed/workshop

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council RESOLVED to object to this application.

The shed/workshop is excessive in terms of its scale and mass and is

therefore inappropriate development. In addition given its size it will be highly visible from a number of neighbouring properties and the street scene and as such detracts from the visual amenity of the area.

The Town Council requests that, in the event that permission is granted, that the windows on the side elevation be removed in their entirety as they are an unnecessary intrusion over neighbouring properties.

Week ending 8th May 2015

Application No: P/00306/15

Location: 8 Circular Road, Ryde, Isle Of Wight, PO331AL

Parish: Ryde Ward: Ryde East

Proposal: Proposed extension at first floor level on rear elevation to form en-suite bathroom and dressing area

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to the application.

Application No: P/00293/15

Location: Ryde Lawn Tennis & Croquet Club, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ

Parish: Ryde Ward: Ryde West

Proposal: Proposed extension to enlarge clubhouse; refreshment cabin

Decision: Granted Plan Permission (or issue Cert)

Ryde Town Council did not object to the extension of the clubhouse. Ryde Town Council did not object to the proposed refreshment cabin but on balance preferred location A as it was in the furthest position from residential property. The Town Council asked that if permission is granted there was a condition prohibiting the preparation and serving of hot food in this building.

No condition was stipulated by the Local Planning Authority.

10. LICENCE APPLICATIONS

To consider and comment on the following applications which have been received:

1.

| | |
|--------------------------|--------------------------------|
| Number: | 048337 |
| licence: | Premises Licence |
| Name: | Eastern Gardens |
| end_consultation: | 5 June 2015 |
| Address: | Esplanade, Ryde, Isle Of Wight |

2.

[illegible]

To receive the following tree decisions.

REGENT COURT, EAST HILL ROAD, RYDE

No objection to the following:

- T1 Row of Bay situated as detailed in the application to prune back to the previous pruning points.
- T2 Ash situated as detailed in the application to prune back the lower limbs off the shed roof up to 5 metres.
- T3 and T5 Horse Chestnut situated as detailed in the application to raise the lower limbs by up to 5 metres.
- T4 Ash situated as detailed in the application to remove the centre leader.

NEW LODGE, 74 WEST HILL ROAD, RYDE

Consent to the following:

- A1 Holly situated as detailed in the application to be felled to near ground level.
- A2 Conifer situated as detailed in the application to be felled to near ground level.

NAVERING, 58 SPENCER ROAD, RYDE

No objection to the following:

- Bay and Laurel on the Northern boundary situated as detailed in the application to reduce down to 7ft to help reform an 8ft boundary hedge.
- Bay and Laurel on the Eastern boundary situated as detailed in the application to trim to a height to give clearance between them and the featured trees

5 THE HAYLOFT, OFF UPTON ROAD, RYDE

Consent to the following:

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

10 THE FIRS, WEST HILL ROAD, RYDE

Consent to the following:

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

Reason: To remove a tree that is becoming a nuisance.

Refusal to the following:

- T2 Oak situated as detailed in the application to reduce the crown by up to 50% in height to new internal growth points.
- T3 Oak situated as detailed in the application to be felled to near ground level.

Reason: The Oak trees detailed in the application as T2 and T3 are of high amenity and provide important screening of the property. The work described will detract from these factors. The reduction in height will make little difference to the height or improve the form of the surrounding etiolated trees. For this reason the Council cannot justify granting permission for this work to be carried out.

1 BEECH GROVE, RYDE

Consent to the following:

- T1 Sycamore situated as detailed in the application to reduce in height by approximately 3 metres, pruning back to suitable lateral growth points leaving pruning cuts no greater than 100cm in diameter.

Reason: To reduce the trees sail area and make it more wind firm.

WELLINGTON COURT, AUGUSTA ROAD, RYDE

No objection to the following:

- T1 and T2 Cupressus situated as detailed in the application to be felled to near ground level.

Reason: To remove dangerous trees.

12. STREET NAMING APPROVAL

To consider the request from Island Roads to comment on street name approval at SITE OF FORMER IW TELECOM SPORTS SOCIAL CLUB, 63 PARK ROAD, RYDE, PO33 2BL.

13. DEVELOPMENT OUTSIDE RYDE ROWING CLUB

To confirm that the IWC planning enforcement team have been contacted in regards to development outside of Ryde Rowing Club and has been allocated reference number E/25564/B.

14. RYDE SURFACE WATER MANAGEMENT PLAN

To update Councillors on the production of the Ryde Surface Water Management plan and confirm that this will form a substantive part of the next Planning Committee.

15. MEETING WITH IWC – FUTURE OF RYDE AREA ACTION PLAN

To verbally feedback the contents of the meeting held with the Isle of Wight Council Planning Officers on 13 May 2015 and discuss any resolution in relation to the items discussed.

16. MEETING ABOUT UPTON ROAD DEVELOPMENT

To report on the meeting held between the Chairman and Clerk with Wadham College Oxford and their Planning Advisors Carter Jonas on 1 May 2015 in connection with a proposed development at Upton Road, Ryde and to discuss a joint public consultation exercise.

17. SIGNPOSTING OF CAR PARKS

To discuss car parking signage on the outskirts of the town and make recommendation to the Isle of Wight Council on how this can be taken forward as part of the All Island Car Parking Strategy.

18. DATE OF NEXT MEETING

The next planning committee meeting is the 9th June 2015