



# RYDE

## TOWN COUNCIL

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

Email: [rtcplanning@btconnect.com](mailto:rtcplanning@btconnect.com)

7<sup>th</sup> 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 13<sup>th</sup> JANUARY 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 16<sup>th</sup> December 2014

### **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/01442/14 - TCP/28152/E. Beachwood, Quarr Road, Ryde, Isle Of Wight, PO334EL. Binstead & Fishbourne Ward. Proposed two storey extension on west elevation to form additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01442/14>

**Comments due by 9<sup>th</sup> January 2015**

2) P/01482/14 - TCP/22191/B. 55 Marlborough Road, Ryde, Isle Of Wight, PO331AE. Ryde East Ward. Proposed extension at first floor level to provide en-suite bedroom

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01482/14>

**Comments due by 9<sup>th</sup> January 2015**

3) P/01536/14 - TCP/27642/F. Kingarth House, Church Road, Binstead, Ryde, Isle Of Wight, PO333SZ. Ryde Binstead & Fishbourne Ward. Demolition of garage; replacement detached garage

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01536/14>

**Comments due by 9<sup>th</sup> January 2015**

4) P/01540/14 - TCP/26325/A. 41 Argyll Street, Ryde, Isle Of Wight, PO333BY. Ryde North West Ward. Demolition of garden room; proposed single storey extension on rear elevation to form garden room

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01540/14>

**Comments due by 16<sup>th</sup> January 2015**

5) P/01499/14 - TCP/04827/C42 Argyll Street, Ryde, Isle Of Wight, PO333BY. Ryde North West Ward. Demolition of garage; replacement garage (revised scheme)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01499/14>

**Comments due by 16<sup>th</sup> January 2015**

6) P/01502/14 - TCP/32099. 50a, St. Johns Road, Ryde, Isle Of Wight, PO332RS. Ryde South Ward. Two storey side extension to provide additional living accommodation

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01502/14>

**Comments due by 16<sup>th</sup> January 2015**

7) P/01254/14 - TCP/28303/D. land adjacent, Cranford House, Binstead Road, Ryde, Isle Of Wight, PO33. Ryde West Ward. Detached house with parking (revised plans)(readvertised application)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01254/14>

**Comments due by 16<sup>th</sup> January 2015**

8) P/01085/14 - TCP/32000. Brickfields, Newnham Road, Ryde, Isle Of Wight, PO333TH. All Ryde Wards. Change of use of land and buildings to haulage operating centre including plant hire and ancillary aggregate storage (sui generis use) - (revised scheme) (revised description, revised plans & additional information – December 2014) (readvertised application)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01085/14>

**Comments due by 30<sup>th</sup> January 2015**

9) P/01569/14 - LBC/32107. The Coachhouse, Buckingham Villa, Buckingham Close, Ryde, Isle Of Wight, PO33 2DW. Ryde North West Ward. LBC for proposed conservatory

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01569/14>

**Comments due by 30<sup>th</sup> January 2015**

10) P/01568/14 - TCPL/32107/A. The Coachhouse, Buckingham Villa, Buckingham Close, Ryde, Isle Of Wight, PO33 2DW. Ryde North West Ward. Proposed conservatory

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01568/14>

**Comments due by 30<sup>th</sup> January 2015**

11) P/01557/14 - TCP/28013/F. 115 High Park Road, Ryde, Isle Of Wight, PO331BZ. Ryde East Ward. Demolition of garage and boot room; construction of end of terrace dwelling with parking/turning area.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01557/14>

**Comments due by 30<sup>th</sup> January 2015**

12) P/01571/14 - TCPL/32110/A. 2 The Colonnade, Lind Street, Ryde, Isle Of Wight, PO332NE. Ryde North West Ward. Continued use as hairdressing salon

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01571/14>

**Comments due by 30<sup>th</sup> January 2015**

13) P/01572/14 - LBC/32110. 2 The Colonnade, Lind Street, Ryde, Isle Of Wight, PO332NE. Ryde North West Ward. LBC for regularisation of internal alterations in connection with use as hairdressing salon

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01572/14>

**Comments due by 30<sup>th</sup> January 2015**

14) P/01575/14 - A/00237/L. National Westminster Bank Plc, St. Thomas Square, Ryde, Isle Of Wight, PO332PL. Ryde North West Ward. 1x internally illuminated projecting sign; 1x set of internally illuminated letters and logo; 1x internally illuminated ATM tablet; 1x internally illuminated fascia sign; 2x non-illuminated plaque signs

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01575/14>

**Comments due by 30<sup>th</sup> January 2015**

15) P/01456/14 - TCP/31352/A. Land known as Pennyfeathers, land to the south of Smallbrook Lane, and to the west of, Brading Road, Ryde, Isle Of Wight, PO33. All Ryde Wards. Outline for maximum of 904 residential units, school; community centre; commercial buildings; relocation of Westridge Garage; community energy centre; sports building and changing rooms; structural landscaping; play areas and associated highway improvements (revised scheme)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01456/14>

**Comments due by 30<sup>th</sup> January 2015**

The committee will be asked to defer consideration of this planning application and to agree to a specially convened meeting of the planning committee.

## **7. PLANNING REVISIONS**

To consider and comment on any revised plans received since the last planning committee.

## **8. PLANNING APPEALS**

To be advised that the Ryde area has not received any planning appeals.

## **9. PLANNING DECISIONS**

To receive the following planning decisions.

### **Week ending 12<sup>th</sup> December 2014**

1) P/01270/14. land at Crossways, Church Road, Binstead, Ryde, Isle Of Wight, PO33. Binstead & Fishbourne Ward. Detached dwelling with vehicular access off Pitts Lane (aorm) (revised plans)

Decision: Granted Plan Permission

Ryde Town Council commented as below:

*Ryde Town Council does not object to the application but expresses its disappointment at the unimaginative architecture and it is not satisfied that it is in keeping with the ambience of the area.*

2) P/01285/14. Ashey Vineyard, Ashey Road, Ryde, Isle Of Wight, PO334BB. Havenstreet, Ashey & Hay Ward. Lawful Development Certificate for continued use of property as a dwelling without complying with agricultural occupancy condition

Decision: Granted Plan Permission

Ryde Town Council raised no objections.

3) P/01332/14. Lake Huron, 51 Upton Road, Ryde, Isle Of Wight, PO333HR. Havenstreet, Ashey & Hay Ward. Variation of condition no. 2 on P/00720/14 - TCP/27724/E to allow the provision of 2 parking spaces onto Upton Road

Decision: Granted Plan Permission

Ryde Town Council raised no objections.

4) P/01012/14. 14 Wood Street, Ryde, Isle Of Wight, PO332DH. Ryde North East.  
Detached garden pod  
Decision: Granted Plan Permission  
Ryde Town Council raised no objections.

5) P/01495/13. land adjacent to Clark Masts, 20 Ringwood Road, Ryde, Isle Of Wight, PO33. Ryde West Ward. A terrace of four houses with bin/cycle store and associated parking  
Decision: Granted Plan Permission  
Ryde Town Council commented as below:  
*Ryde Town Council raised no objections to this application and it was felt that the revised scheme, replacing the block of flats with a terrace of four houses, was an aesthetic improvement and will create a more pleasing entrance into the development.*

6) P/01265/14. Little Thorpe, Pitts Lane, Ryde, PO333SU. Binstead & Fishbourne Ward. Demolition of dwelling and garage; proposed detached house, detached pool house and detached double garage and garden store (revised scheme)  
Decision: Granted Plan Permission  
Ryde Town Council raised no objections.

7) P/01258/14. 13 Adelaide Place, Ryde, PO333DP. Ryde West Ward. Proposed single storey extension on rear elevation to enlarge kitchen/dining areas  
Decision: Granted Plan Permission  
Ryde Town Council raised no objections.

#### **Week ending 19<sup>th</sup> December 2014**

8) P/01377/14. 26 Woodland View, Ryde, PO332DG. Havenstreet, Ashey & Hay Ward. Proposed single storey extension on east elevation to form utility room  
Decision: Granted Plan Permission  
Ryde Town Council raised no objections.

9) P/01199/14. Oakwood, 67 West Hill Road, Ryde, PO33 1LQ. Ryde North East Ward. Proposed alterations and conversion of ground and first floor to form 2 self-contained flats; formation of vehicular accesses's and parking areas  
Decision: Granted Plan Permission  
Ryde Town Council raised no objections.

10) P/01376/14. 22 Union Street, Ryde, Isle Of Wight, PO332DT. Ryde North West Ward. LBC for 1x flag pole with associated fabric sign; 1x non-illuminated projecting sign (revised scheme)  
Decision: Granted Plan Permission  
Ryde Town Council raised no objections.

11) P/01279/14. 3 Wykeham Close, Ryde, Isle Of Wight, PO333ST. Binstead & Fishbourne Ward. Retention of shed; proposed porch on east elevation  
Registration Date: 20/10/2014 00:00:00  
Decision: Granted Plan Permission )  
Ryde Town Council raised no objections.

12) P/01315/14. 34 Kings Road, Ryde, Isle Of Wight, PO333RX. Binstead & Fishbourne Ward. Alterations; single storey rear extension to provide kitchen; re-roofing of existing property  
Decision: Granted Plan Permission  
Ryde Town Council raised no objections.

13) P/01375/14. 22 Union Street, Ryde, Isle Of Wight, PO332DT. Ryde North West Ward. Proposal: 1x flag pole with associated fabric sign; 1x non-illuminated projecting sign (revised scheme)  
Decision: Granted Plan Permission  
Ryde Town Council raised no objections.

### **Week ending 26<sup>th</sup> December 2014 and 2<sup>nd</sup> January 2015**

No decisions for the Ryde area were taken during the above two weeks.

### **10. LICENCE APPLICATIONS**

To consider and comment on any licence applications received since our last planning committee.

### **11. CONSULTATION ON THE HIGHWAYS AMENITY PERMISSIONS (STREET LICENSING) POLICY.**

To consider the attached policy on the granting of licenses to businesses for street furniture including tables and chairs, A-boards and other objects.

**The closing date for responses is the 16<sup>th</sup> January 2015.**

### **12. PEDESTRIANISATION OF THE HIGH STREET**

To consider the draft consultation documents in relation to the pedestrianisation of the High Street. A copy of the draft consultation document will follow.

### **13 LOCAL ACCESS FORUM?**

To consider an invitation for a representative of the Town Council to attend a special Local Access Forum Meeting on 19<sup>th</sup> February 2pm – 4pm, in the Council Chamber at County hall, Newport.

At the meeting Jenny Bowen from Natural England will give an introductory briefing on the Coastal Access Scheme.

### **14. DATE OF NEXT MEETING**

The next planning committee meeting is the 3<sup>rd</sup> February 2015