



**RYDE
TOWN COUNCIL**

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

Email: chris.turvey@rydetowncouncil.gov.uk

30th January 2019

TO: All members of RYDE TOWN COUNCIL PLANNING COMMITTEE
(Copies to all other members of the Council).

Dear Councillor,

You are hereby summonsed to attend a MEETING of RYDE TOWN COUNCIL PLANNING COMMITTEE to be held on **Tuesday 5th February 2019** at the **Council Chambers, 10 Lind Street, Ryde, Isle of Wight, PO33 2NQ** commencing at **7pm** for the purpose of transacting the business set out in the agenda below.
All members are invited to attend.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Turvey'.

Chris Turvey
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 15th January 2018.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

5. COMMITTEE MEMBERS QUESTIONS

To receive questions from planning committee members.

6. PLANNING APPLICATIONS

Week Commencing 18th January 2019

1. Application No: P/00015/19 Alt Ref: TCP/10363/D
Parish(es): Ryde Ward(s): Ryde North West
Location: 26 Westfield Park, Ryde, Isle Of Wight, PO333AB
Proposal: Retention of first floor rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00015/19>

2. Application No: P/00004/19 Alt Ref: TCP/33697
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 10 Chapel Road, Ryde, Isle Of Wight, PO333RT
Proposal: Proposed alterations and two storey rear extension to dwelling; detached building to form self-contained annexed/ holiday accommodation; formation of additional parking area
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00004/19>

Week Commencing 25th January 2019

None

Week Commencing 1st February 2018

3. Application No: P/00029/19 Alt Ref: TCP/22871/E
Parish(es): Ryde Ward(s): Ryde North East
Location: Dover Park County Primary School, Dover Street, Ryde, Isle Of Wight, PO332BN
Proposal: Temporary siting of 2 double classroom units
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00029/19>

4. Application No: P/00054/19 Alt Ref: TCP/12920/E
Parish(es): Ryde Ward(s): Ryde South
Location: 95 High Street, Ryde, Isle Of Wight, PO332SZ
Proposal: Alterations and conversion of ground floor shop into flat
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00054/19>

5. Application No: P/00055/19 Alt Ref: TCP/16923/B
Parish(es): Ryde Ward(s): Ryde North West
Location: 16 Newport Street, Ryde, Isle Of Wight, PO332QB
Proposal: Proposed single storey extension (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00055/19>

7. PLANNING APPEALS

None

8. PLANNING DECISIONS

Week ending 11th January 2019

Application No: P/01239/18

Location: Dencer Brown Opticians, 51-52 High Street, Ryde, Isle Of Wight, PO332RE

Parish: Ryde Ward: Ryde South

Proposal: Continued use of premises as massage parlour/wellbeing clinic

Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal.

Application No: P/01300/18

Location: The Green House, Nicholson Road, Ryde, Isle Of Wight, PO331BG

Parish: Ryde Ward: Ryde South

Proposal: Storage building (revised description)

Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal.

Week ending 18th January 2019

None

Week ending 25th January 2019

Application No: P/00830/18

Location: 32a, Union Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: Conversion of 1st and 2nd floors to form 5 self contained flats

Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal subject to the comments of the conservation officer.

Application No: P/00831/18

Location: 32a, Union Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: LBC for alterations required in connection with formation of self-contained flats

Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal subject to the comments of the conservation officer.

Application No: P/01311/18

Location: Woodland to rear of 5, Quarr Close, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Retention of wildlife observation building.

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

The proposal, by reason of its siting within an area of ancient semi-natural woodland and designated SINC, would result in direct and in-direct impacts on trees, to the detriment of the woodland and the biodiversity that it supports. The proposals would also increase the potential for future pressure on the woodland, compromising its ability to naturally evolve. As such, and in the absence of an overriding public need for the development as required by the NPPF, the proposal would be contrary to policies SP5 (Environment), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan as well as being contrary to the National Planning Policy Framework (principle 11 - Conserving the Natural Environment) in particular paragraph

RESOLVED UNDER DELEGATED POWERS - Ryde Town Council objected to this proposal on the grounds that the building is out of keeping with its surroundings contrary to policy SP5 environment and DM2 design quality.

9. TRAFFIC ORDERS

None

10. TREE DECISIONS

**Protection
Location**

**Trees in Tree Preservation Order
36 Westhill Road, Ryde**

Following the Officer's site visit, I confirm:

Consent for the following: To the removal of the three sycamore trees as detailed in application TW-0518-18. Reason: The work is necessary to improve the light levels to the garden and remove three unsightly trees.

Protection **Trees in Ryde Conservation Area**

Location **15 Buckingham Road, Ryde**

No objection to the following: To the removal of the bay tree detailed in the application. Reason: The tree is causing damage to the nearby structure and could undermine their structural integrity.

Protection **Trees in Tree Preservation Order**

Location **3-10 Coach House Lane, Ryde**

Consent for the following: To raise the crowns of the trees in the area defined as W1 in the previous application to be raised to 3 metres above ground level. Reason: The tree work is necessary to prevent the trees becoming a nuisance.

11. LICENSE APPLICATIONS

None

12. LICENSE DECISIONS

None

13. RYDE THEATRE

To receive a presentation from a representative of the owner of Ryde Theatre regarding plans for bring the building back into use.

14. PEDESTRIANISATION & SAFETY MEASURES IN RYDE HIGH STREET.

To receive the latest news with regards the pedestrianisation and safety measures on Ryde High Street.

15. FUTURE HIGH STREET FUND

To discuss the requirements of a bid for the Future High Street Fund and evaluate the possible bid contents.

16. POSITION STATEMENT WORKING PARTY

To receive the latest news from the IPS Working Group and to discuss whether there are any nominations for additional members to join the working group.

17. PUBLIC REALM BUDGET APPLICATIONS

To consider any applications received for Public Realm funding.

18. DATE OF NEXT MEETINGS

Please note that the next Planning Committee will be held on **Tuesday 26th February 2019 at 19.00**