



**RYDE
TOWN COUNCIL**

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

Email: chris.turvey@rydetowncouncil.gov.uk

3rd April 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 9th April 2019** at the
The George Street Centre, George Street, Ryde, Isle of Wight, PO33 2JF
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 19th March 2019.

4. PARKING AT RYDE PIER

To receive a presentation from a representative from Wightlink regarding the new parking proposals at Ryde Pier Head.

5. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Island Roads Asset Management Workshop

6. COMMITTEE MEMBERS QUESTIONS

To receive questions from planning committee members.

7. PLANNING APPLICATIONS

Week Commencing 22nd March 2019

1. Application No: P/00176/19 Alt Ref: TCP/18881/D
Parish(es): Ryde Ward(s): Ryde East
Location: Victoria Depot, Victoria Crescent, Ryde, Isle Of Wight, PO331DQ
Proposal: Demolition of existing depot buildings; construction of 5 no. new dwellings (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00176/19>

2. Application No: P/00247/19 Alt Ref: TCP/02613/D
Parish(es): Ryde Ward(s): Ryde North West
Location: 92B West Street, Ryde, Isle Of Wight, PO332NN
Proposal: Proposed conversion of roof space to form additional bedroom to include dormer
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00247/19>

Week Commencing 29th March 2019

3. Application No: P/00046/19 Alt Ref: TCPL/17125/C
Parish(es): Ryde Ward(s): Ryde North West
Location: 4 John Street, Ryde, Isle Of Wight, PO332PZ
Proposal: Proposed two storey extension forming two self-contained flats
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00046/19>

4. Application No: P/00047/19 Alt Ref: LBC/17125/D
Parish(es): Ryde Ward(s): Ryde North West
Location: 4 John Street, Ryde, Isle Of Wight, PO332PZ
Proposal: Listed Building Consent for proposed two storey extension forming two self-contained flats
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00047/19>

5. Application No: P/00146/19 Alt Ref: TCP/33725
Parish(es): Ryde Ward(s): Ryde East
Location: land at Westridge Dairy, Bullen Road, Ryde, Isle Of Wight, PO33
Proposal: Proposed below ground pump chamber, access track and drainage connections (corrected drawing/plan no.5)(readadvertised application)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00146/19>

6. Application No: P/00250/19 Alt Ref: TCP/10363/E
Parish(es): Ryde Ward(s): Ryde North West
Location: 26 Westfield Park, Ryde, Isle Of Wight, PO333AB
Proposal: Proposed extension at ground floor level to form garage; proposed walkway and steps at first floor level
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00250/19>

7. Application No: P/00289/19 Alt Ref: TCP/33763
Parish(es): Ryde Ward(s): Ryde East
Location: 108 High Park Road, Ryde, Isle Of Wight, PO331BZ
Proposal: Demolition of existing conservatory and single storey rear extension; proposed single storey rear extension
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00289/19>

Week Commencing 5th April 2019

8. Application No: P/00110/19 Alt Ref: TCP/33728
Parish(es): Ryde Ward(s): Ryde West
Location: 9 Maybrick Road, Ryde, Isle Of Wight, PO333PY
Proposal: Proposed single storey front and side extension (revised plans received)(readadvertised application)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00110/19>

9. Application No: P/00273/19 Alt Ref: TCP/30953/E
Parish(es): Ryde Ward(s): Ryde West
Location: Rye House, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ
Proposal: Proposed detached dwelling and garage with vehicular access (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00273/19>

10. Application No: P/00274/19 Alt Ref: TCP/30953/F
Parish(es): Ryde Ward(s): Ryde West
Location: Rye House, Playstreet Lane, Ryde, Isle Of Wight, PO333LJ
Proposal: Proposed 2no. detached dwellings
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00274/19>

8. PLANNING APPEALS

Application No: P/00324/18

Planning Inspectorate Ref: APP/P2114/W/18/3216140
Parish(es): Ryde Ward: Havenstreet, Ashey and Haylands
Location: 43 Salters Road, Ryde, PO33 3HU
Proposal: Proposed detached dwelling to include parking
<https://www.iow.gov.uk/planning/AppDetails3.aspx?frmId=34038>

9. PLANNING DECISIONS

Week ending 15th March 2019

Application No: P/00031/19

Location: Walled Garden, Bullen Road, Ryde, Isle Of Wight, PO33
Parish: Ryde Ward: Ryde East
Proposal: Prior approval for proposed change of use of agricultural building to dwelling
Decision: Granted Plan Permission (or issue Cert)

Application No: P/00025/19

Location: Greenmount Primary School, St. Vincents Road, Ryde, Isle Of Wight, PO33 3PT
Parish: Ryde Ward: Ryde West
Proposal: Demolition of two conservatories; proposed refurbishment works including new entrance lobby; alterations to roof to provide new light well; alterations to fenestration; temporary siting of two double classroom units
Decision: Granted Plan Permission (or issue Cert)

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

Week ending 22nd March 2019

Application No: P/00073/19

Location: 19 Birch Gardens, Ryde, Isle Of Wight, PO333XB
Parish: Ryde Ward: Binstead & Fishbourne
Proposal: Proposed single storey extension and decked area.
Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/00736/18

Location: Roebeck Country Park, Gatehouse Road, Upton, Ryde, Isle Of Wight, PO334BP

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Installation of a sewage treatment plant on the South Field; siting of 3 lodges on the South Field; siting of 6 lodges on the East Field; access road down the west side of East Field (revised plans)

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/00029/19

Location: Dover Park County Primary School, Dover Street, Ryde, Isle Of Wight, PO332BN

Parish: Ryde Ward: Ryde North East

Proposal: Temporary siting of 2 double classroom units

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/00055/19

Location: 16 Newport Street, Ryde, Isle Of Wight, PO332QB

Parish: Ryde Ward: Ryde North West

Proposal: Proposed single storey extension (revised scheme)(revised plans)

Decision: Granted Plan Permission (or issue Cert)

RESOLVED - Ryde Town Council objects to this proposal on the following grounds:

- 1. The revised proposal will still affect the neighbour's right to light.**
- 2. The Heritage Statement covers two different properties. The first page relates to 16 Newport Street, but the bulk of the text relates to Westbrook Lodge, Oakhill Road.**
- 3. The proposal will result in the loss of off-street parking which, although not a material consideration, will adversely affect the amenity of the area.**

Week ending 29th March 2019

Application No: P/00004/19

Location: 10 Chapel Road, Ryde, Isle Of Wight, PO333RT

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed alterations and two storey rear extension to dwelling; detached building to form self-contained annexed/ holiday accommodation; formation of additional parking area

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/00094/19

Location: 131 Marlborough Road, Ryde, Isle Of Wight, PO331AW

Parish: Ryde Ward: Ryde East

Proposal: Proposed single storey rear extension; raised patio

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/01309/18

Location: 93 High Park Road, Ryde, Isle Of Wight, PO331BZ

Parish: Ryde Ward: Ryde East

Proposal: Proposed detached house and alterations to existing vehicular access; Proposed vehicular access to existing dwelling (revised plans)

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/00077/19

Location: 9 Millward Road, Ryde, Isle Of Wight, PO332SL

Parish: Ryde Ward: Ryde South

Proposal: Proposed two storey side extension to form garage and garden room on ground floor with additional space over for bedroom.

Decision: Granted Plan Permission (or issue Cert)

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

Application No: P/01291/18

Location: 31 Weeks Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde West

Proposal: Alterations and extension to form 3 additional flats (revised plans)(revised description)(readvertised application)

Decision: Granted Plan Permission (or issue Cert)

RESOLVED - Ryde Town Council does not object to this proposal subject to the following conditions:

- 1. The proposal should be completed in a timely manner as outlined in the Draft Island Planning Strategy policy PSDG 6.**
- 2. The proposal should conform to the drainage proposals as set out by the highways engineer.**
- 3. All windows overlooking neighboring property should be glazed with obscure glass.**

10. TRAFFIC ORDERS / ROAD NAME

**P/01743/12 – Land between 107 and 117 Newnham Road, Ryde.
Proposed Development of 9 Detached Dwellings and formation of
vehicular access and parking.**

We have received an application to request a new road name for the above development and the developer has put forward three road names in their order of preference. They have provided their reasoning behind the first choice. The suggestions are:

Trevors Mead – (“Trevor was famous in Bellevue Road, Ryde. Now deceased. Emperor of all cats, he ruled the whole street for 18 years. Loved by all who met him - a real honey (mead) thus the name Trevor’s Mead”)

However, Island Roads view is that the development is off Newnham Road and is not near the residents on Bellevue Road who knew of Trevor. Therefore, the cat link to the area / this development is somewhat tenuous. The names that have been put forward to Royal Mail are:

**Paddock Close
Brickfields Grove**

They have confirmed that they have no objections.

11. TREE DECISIONS

Protection Location	Trees in Tree Preservation Order 74 New Lodge, Garden Flat, West Hill Road, Ryde, PO33 1LW
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Consent for the following:

T 1 willow is to be felled to near ground level

T 2 sycamore is to have the lowest branch overhanging the garden removed.

T 3 Cypress tree is to be reduced in size by 30%

Reason. The work is general garden management

12. LICENSE APPLICATIONS

None

13. LICENSE DECISIONS

None

14. RESIDENT PARKING SCHEME

For the planning committee to note the IW Council's new process for Resident Parking Schemes. Furthermore to request any councillors who may have roads which they would like considered for inclusion in the scheme to inform the planning clerk.

15. THE ISLE OF WIGHT COUNCIL (UNION STREET, RYDE)(TRAFFIC REGULATION) ORDER NO 1 2019

To consider the draft notice for parking Provision at Union Street Ryde.

16. PUBLIC REALM BUDGET APPLICATIONS

To consider an application received for Public Realm funding to replace and upgrade flags on the flagpoles owned and managed the IW Council adjacent to Ryde Harbour.

17. DATE OF NEXT MEETINGS

Please note that the next Planning Committee will be held on **Tuesday 30th April 2019 at 19.00**