



**RYDE
TOWN COUNCIL**

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

Email: chris.turvey@rydetowncouncil.gov.uk

5th June 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 11th June 2019** at the **Ryde Town 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

Should you require a copy of the agenda in a large print format please contact the Town Council. Copies of all documentation associated with this agenda will be made available on the Town Council's website and a number of paper copy agendas will be provided for the public at the meeting. A hearing loop is available at this venue.

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 21st May 2019.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- Invitation for Head of Planning and Cabinet Member for Planning to attend a future planning / public meeting.
- Conservation area and Article 4 Issues
- Works at Simeon Street and Ryde Beach

5. PLANNING APPLICATIONS

The Isle of Wight Council have changed their search facility for viewing Planning Applications which have been submitted after the 1st April 2019. If you wish to view an application, please follow the weblink below each item.

Week Commencing 24th May 2019

1. Application No: 19/00129/HOU

Parish(es): Ryde Ward(s): Ryde North East, Location: 21 The Strand, Ryde, Isle Of Wight, PO33 1JF

Proposal: Proposed replacement roof of existing single storey side extension; altered/replacement glazing; flat and pitched roof glazing to existing sunroom extension; formation of new window on south east elevation; existing vehicle access gate to be widened (Revised Scheme)

<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?keyVal=PQEGT0IQG7200&activeTab=summary>

Week Commencing 31st May 2019

2. Application No: **19/00137/HOU**
Parish(es): Ryde Ward(s): Havenstreet, Ashey And Haylands
Location: 1 And 2 Hazelwood Close, Ryde, Isle Of Wight
Proposal: Proposed infill extension and extension to No 2 porch
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?keyVal=PQGBT0IQG7P00&activeTab=summary>
3. Application No: **19/00213/HOU**
Parish(es): Ryde Ward(s): Binstead And Fishbourne
Location: 59 Binstead Lodge Road, Binstead, Ryde, Isle Of Wight, PO33 3TP
Proposal: Demolition of conservatory; proposed two storey extension.
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?keyVal=PR83E4IQGE100&activeTab=summary>

Week Commencing 7th June 2019

4. Application No: 19/00156/RVC
Parish(es): Ryde Ward(s): Ryde North East
Location: Land Between 24a/24b Bellevue Road And East Street, Ryde Isle Of Wight.
Proposal: Variation of condition 2 of P/01560/08 to accommodate boundary ownership (readvertised application)
<https://publicaccess.iow.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=PQPVA0IQ06000>
5. Application No: P/00256/19 Alt Ref: TCP/33778
Parish(es): Ryde Ward(s): Ryde North East
Location: site of Tilden House, 26 Bellevue Road, Ryde, Isle Of Wight, PO33
Proposal: Variation of condition no. 2 on P/01282/13 to allow brickwalls opposed to timber fences (readvertised application)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00256/19>
6. **PLANNING APPEALS**

None
7. **PLANNING DECISIONS**

Week ending 17th May 2019

Application No: P/00062/19

Location: 6 The Mall, Ryde, Isle Of Wight, PO333SF

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed change of use of annexe to form separate residential dwelling

Decision: **Granted Plan Permission (or issue Cert)**

Ryde Town Council did not object to this proposal

Application No: P/00301/19

Location: 39 Marina Avenue, Ryde, Isle Of Wight, PO331NG

Parish: Ryde Ward: Ryde East

Proposal: Proposed single storey rear extension; extension to side to form entrance porch and bathroom; conversion of garage to utility and store

Decision: **Granted Plan Permission (or issue Cert)**

Ryde Town Council did not object to this proposal

Application No: P/00110/19

Location: 9 Maybrick Road, Ryde, Isle Of Wight, PO333PY

Parish: Ryde Ward: Ryde West

Proposal: Proposed single storey front and side extension (revised plans received)(readvertised application)

Decision: **Granted Plan Permission (or issue Cert)**

Ryde Town Council did not object to this proposal

Week ending 24th May 2019

Application No: P/00342/19

Location: The Marine, 15 Esplanade, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: LBC for internal and external alterations to include repair of existing windows; reinstatement of a 1st floor window within the west (George Street) elevation; cladding of west elevation courtyard wall in timber; replacement doors; alterations to internal layout, comprising formation of en-suites, lobbys, and new doorways, and blocking up of existing doorways (revised description).

Decision: **Granted Plan Permission (or issue Cert)**

Ryde Town Council did not object to this proposal

Application No: P/00341/19

Location: The Marine, 15 Esplanade, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Alterations and change of use of first and second floors to form a HMO with 12 units and supporting facilities

Decision: **Refuse Plan Perm (or not issue Cert)**

Reasons:

1. The application has not demonstrated that the property has been marketed for sale for at least 12 months at an appropriate market price or that the hotel / tourist accommodation use is no longer viable. Therefore, the proposed change of use, which would result in the loss of existing tourist bedspaces, would be contrary to the aims and requirements of policy SP4 (Tourism) of the Island Plan Core Strategy.

2. The proposed replacement cellar door, by reason of its design and appearance, would fail to preserve and/or enhance the character and appearance of the listed building and the Ryde Conservation Area, contrary to the aims of policies DM2 (Design Quality for New Development) and DM11 (Historic Built Environment) of the Island Plan Core Strategy, the National Planning Policy Framework, and the requirements of sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Ryde Town Council objected to this application on the following grounds:

1. The requirements for change of use of holiday accommodation to residential state that the property should be marketed at market value for 12 months and accounts should show that the present use as holiday accommodation is unsustainable.

2. This property is surrounded with pubs, clubs and hotels and is felt not to be a suitable environment for residential habitation.

Application No: P/00337/19

Location: D'andrea, 1 Thornton Close, Ryde, Isle Of Wight, PO331PF

Parish: Ryde Ward: Ryde East

Proposal: Variation of condition 2 on P/01165/17 to allow alterations to design & layout

Decision: **Granted Plan Permission (or issue Cert)**

Ryde Town Council did not object to this proposal

Week ending 31st May 2019

Application No: P/00345/19

Location: Binstead County Primary School, Hazlemere Avenue, Ryde, Isle Of Wight, PO333SA

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Proposed extension to enlarge classroom (Reg3)

Decision: **Granted Plan Permission (or issue Cert)**

Ryde Town Council did not object to this proposal

Application No: P/00357/19

Location: 98 Monkton Street, Ryde, Isle Of Wight, PO332DD

Parish: Ryde Ward: Ryde North East

Proposal: Proposed new external door, canopy and guarded steps to basement area on front elevation

Decision: **Granted Plan Permission (or issue Cert)**

Ryde Town Council did not object to this proposal

Application No: P/01407/18

Location: land rear of, 25, Colenutts Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Havenstreet, Asheys & Haylands

Proposal: Proposed detached chalet bungalow with vehicular access and parking(revised red line and corrected certification received)(readvertised application)

Decision: **Refuse Plan Perm (or not issue Cert)**

Reasons:

1. By virtue of the constrained size of the site and the position and scale of the proposed dwelling, the development would result in an intrusive and cramped form of development that would be contrary to and out of character with the established pattern of properties within this area. The siting of the dwelling would result in the loss of a modest gap within a densely developed area which currently provides important visual relief to the built form. As such, it is considered that this form of development would not enhance the character or context of the area and would not therefore constitute appropriate land for development as required by policy SP1 (Spatial Strategy) whilst also being contrary to policy DM2 (Design Quality for New Development) of the Island Plan and well as being in conflict with the principles of good design and sustainable development as required by the National Planning Policy Framework.

Ryde Town Council did not object to the following proposal but highlighted that:

- 1. Sovereign Housing will not grant access to the site if there are any objections to the proposal.**
- 2. Proper payments should be made to the Solent SPA SPD.**
- 3. There should be no increase in surface water runoff.**
- 4. Any first floor windows overlooking a neighbouring property should be glazed with obscure glass to maintain privacy.**

8. TRAFFIC ORDERS

None

9. TREE DECISIONS

Location: Barsby Lodge, St Georges Road, Ryde

Description: Tree 1 – Bay Laurel Hedge – coppice largest stems so re-growth can become part of hedge

Consent for the following:

Coppice largest stems so re-growth can become part of hedge

Reason: Improve quality of hedge and benefit wider area.

Location: House on the Beach, Quarr Road, Binstead, Isle of Wight

**Description: Tree 1 – x2 – Fell
Tree 2 – Oak - Fell**

Consent for the following:

Removal of the three trees.

Reason: Trees have died

Location: Time & Tide, St Georges Road, Ryde, Isle of Wight, PO33 3AS

Description: Tree 1 – Cherry – Fell
Tree 2 – Conifer – Remove 2 branches; pruning

No objection to the following:

Tree 1 – Cherry – Fell

Tree 2 – Conifer – Remove 2 branches; pruning

Reason: Cherry tree can be felled due to being dead. Macrocarpa Conifer works are necessary to enable access underneath and although a private road it should be managed in a similar manner as an adopted road and as such the clearance over the road should be 5.5m.

Location: 2 Ampthill Road, Ryde, Isle of Wight, PO33 1LJ

Description: Tree 1 – Field Maple – Full crown lift, remove dead branches, remove large bough
Tree 2 – Field Maple – Remove

Consent for the following:

The tree work to T1 will improve its form and public amenity. The work will also improve access to this area of the garden preventing the lower branches obstructing it. As a result, the work requested should be permitted.

Location: 10 Pell Lane, Ryde, PO33 3LN

Protection: Trees in Tree Preservation Order

Consent for the following:

To fell the oak tree as detailed in the application to near ground level.

Reason: The trees trunk has become decayed to such a level that the tree is now a danger to its wider surroundings.

10. LICENSE APPLICATIONS

Isle of Wight Pride, Ryde Esplanade, Ryde Isle of Wight.

<https://publicaccess.iow.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

11. LICENSE DECISIONS

None

12. PUBLIC REALM BUDGET APPLICATIONS

To consider any new applications received for Public Realm funding.

13. VICTORIA ARCADE

To note that Victoria Arcade is being placed for sale.

14. RYDE HISTORIC PUB WALK

To consider a request from the organisers of Beer and Buses for Ryde Town Council's endorsement and use of RTC's logo.

15. HERITAGE ACTION ZONE FUNDING

To discuss the funding opportunities available with the new Heritage Action Zone Fund and the role which Ryde Town Council will take in the process.

16. DATE OF NEXT MEETING

Please note that the next Planning Committee will be held on **Tuesday 2nd July 2019 at 19.00.**