



RYDE TOWN COUNCIL PLANNING COMMITTEE MEETING TUESDAY, 18 FEBRUARY 2020

DECISIONS TAKEN BY THE ISLE OF WIGHT COUNCIL SINCE THE LAST PLANNING COMMITTEE MEETING ON 28 JANUARY 2020

1. PLANNING DECISIONS

a) APPLICATIONS APPROVED

- v. Application No: [19/00272/FUL](#)
Location: Tower Barn Appley Farm Marlborough Road, Ryde, PO33 1AA,
Proposal: Siting of a shepherd hut to be used as tourist accommodation; shed
Parish: Ryde Ward: Ryde East
Decision Date: 20/01/2020

Ryde Town Council raised no objection to this application

- vi. Application No: [19/00081/ARM](#)
Location: Ryde House Ryde House Drive Ryde, PO33 3FE
Proposal: Approval of reserved matters on P/00164/17 for design, scale and layout of 14 units
Parish: Ryde Ward: Ryde North West
Decision Date: 21/01/2020

Ryde Town Council does not object to the approval of reserved matters provided the following are put in place:

- a) *A pedestrian access to phase 1 of the site should be in place alongside the access road as outlined in Island Roads report. This will necessitate a new red line plan to include the new pavement.*
- b) *The commencement of phase 2 should be time limited to ensure that the affordable housing element of the development is delivered in a timely manner.*
- c) *The proposed works at the main road junction should be completed as detailed on drawing no.14599/1 Rev A prior to the occupation of any of the proposed properties.*
- vii. Application No: [19/01179/HOU](#)
Location: 1 Market Street Ryde, PO33 2NG
Proposal: Proposed installation of patio doors and replacement casement window on rear elevation
Parish: Ryde Ward: Ryde North West
Decision Date: 24/01/2020

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

- a) *The property is situated within the Ryde Conservation Area and as such the development should strive to maintain the character of the rest of the building by installing windows which match, in style, the existing windows as outlined in Ryde Town Council's Position Statement.*
- b) *Within Ryde's Conservation Area any replacement windows should match, in the use of materials, that which is prevalent on the rest of the existing building or when the replacement is extensive, that which was used when the property was built.*

- iv. Application No: [19/00524/RVC](#)
Location: Rosemary Vineyard Smallbrook Lane Ryde, PO33 4BE
Proposal: Removal of agricultural occupancy condition on [TCP/8036C/M/734](#) and [TCP/8036D/M/1880](#)
Parish: Ryde Ward: Havenstreet, Ashley And Haylands
Decision Date: 28/01/2020

Ryde Town Council raised no objection to this application

- v. Application No: [19/01563/HOU](#)
Location: 9 Binstead Lodge Road, Binstead Ryde, PO33 3SG
Proposal: Proposed porch
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 03/02/2020

Ryde Town Council raised no objection to this application

- vi. Application No: [19/00601/HOU](#)
Location: Old Wychwood Quarr Hill, Binstead, Ryde, PO33 4EH
Proposal: Proposed single storey extension to front elevation to form hobby room
Parish: Ryde Ward: Binstead And Fishbourne
Decision Date: 04/02/2020

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

- a) *Unless a report from the IWC's tree officer submits a favourable report that would support this application, the application could not be supported.*
- b) *The tree report accompanying this application showed that part of the proposal falls within the root protection area of a grade B Oak tree. The report further suggested a possible method of minimizing the harm done to that tree with a particular foundation design and method of construction. As yet an evaluation of that report from the Isle of Wight Councils tree officer is not available so any impact the application would have on the nearby oak tree could not be considered.*

- vii. Application No: [19/00156/RVC](#)
Location: Land Between 24a/24b Bellevue Road and East Street, Ryde
Proposal: Variation of condition 2 of [P/01560/08](#) to reposition dwelling, alteration to levels and removal of lightwell/steps (revised description) (re-advertised application)
Parish: Ryde Ward: Ryde North East
Decision Date: 07/02/2020

Ryde Town Council raised no objection to this application

b) APPLICATIONS REFUSED

None

2. TREE DECISIONS

None

3. LICENSING DECISIONS

None