



**RYDE  
TOWN COUNCIL**

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

Email: [chris.turvey@rydetowncouncil.gov.uk](mailto:chris.turvey@rydetowncouncil.gov.uk)

5<sup>th</sup> September 2018

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 11<sup>th</sup> September 2018** 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 meetings held on 20<sup>th</sup> August 2018.

### **4. PROGRESS ON ACTION TAKEN**

To update the Committee on actions taken.

- Pedestrianisation meeting

### **5. COMMITTEE MEMBERS QUESTIONS**

To receive questions from planning committee members.

### **6. PLANNING APPLICATIONS**

#### **Week Commencing 24<sup>th</sup> August 2018**

1. Application No: P/00925/18 Alt Ref: TCP/16880/B  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: 1 Albert Cottages, Rosemary Lane, Ryde, Isle Of Wight, PO332UX  
Proposal: Demolition of conservatory and garage; proposed chalet bungalow; provision of 1 parking space each for new and existing dwelling (revised scheme)

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00925/18>

2. Application No: P/00923/18 Alt Ref: TCP/33561  
Parish(es): Ryde Ward(s): Ryde East  
Location: 3, Gassiot Place, Ryde, Isle of Wight, PO33 1DN  
Proposal: Proposed carport, summer house and garden shed

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00923/18>

3. Application No: P/00935/18 Alt Ref: PP-07194486  
Parish(es): Ryde Ward(s): Ryde North West  
Location: 176, High Street, Ryde, Isle Of Wight, PO332HW  
Proposal: 1x internally illuminated fascia sign, 2x internally illuminated window  
menus; 2x non-illuminated hanging signs  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00935/18>

4. Application No: P/00940/18 Alt Ref: TCP/16593/D  
Parish(es): Ryde Ward(s): Binstead & Fishbourne  
Location: 68 Arnold Road, Ryde, Isle Of Wight, PO333RG  
Proposal: Demolition of conservatory; proposed single storey side/rear  
extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00940/18>

### **Week Commencing 31<sup>st</sup> August 2018**

5. Application No: P/00916/18 Alt Ref: TCP/01031/K  
Parish(es): Ryde Ward(s): Ryde East  
Location: land adjacent 22 and, rear of 12, 14 and 16, Marlborough Road,  
Ryde, Isle Of Wight, PO33  
Proposal: Outline for 5 dwellings with garages; detached garage; access road  
(revised plan) (revised description) (readvertised application)  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00916/18>

### **Week Commencing 7<sup>th</sup> September 2018**

6. Application No: P/00972/18 Alt Ref: TCP/19876/P  
Parish(es): Ryde Ward(s): Havenstreet, Ashley & Haylands  
Location: Ashley Vineyard, Ashley Road, Ryde, Isle Of Wight, PO334BB  
Proposal: Proposed extension of existing store/office building  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00972/18>

7. Application No: P/00950/18 Alt Ref: TCP/33575  
Parish(es): Ryde Ward(s): Ryde East  
Location: 14 Hope Road, Ryde, Isle Of Wight, PO331AG  
Proposal: Demolition of ground floor extension and 3rd bedroom at 1st floor  
level; proposed two storey side and rear extension  
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00950/18>

## **7. PLANNING APPEALS**

**None**

## **8. PLANNING DECISIONS**

**Week ending 17<sup>th</sup> August 2018**

**None**

**Week ending 24<sup>th</sup> August 2018**

**Application No: P/00287/18**

Location: land at Palmer House and Nelson Mansions, off, Castle Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Demolition of semi-derelict garages and store buildings; proposed detached dwelling

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED – Ryde Town Council did not object to the proposal.**

**Week ending 31<sup>st</sup> August 2018**

**Application No: P/00773/18**

Location: Garden Flat, 47 Monkton Street, Ryde, Isle Of Wight, PO332BB

Parish: Ryde Ward: Ryde North East

Proposal: Lawful Development Certificate for existing use as a residential flat

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED – Ryde Town Council did not object to the proposal.**

**Application No: P/00723/18**

Location: land adjacent 91 and rear of, 89 and 91, Marlborough Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde East

Proposal: Proposed detached dwelling; 1 pair of semi detached dwellings; associated parking and access

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

**Reasons:** The application site is located within the Solent Special Protection Area (SPA) buffer zone and the proposal has the potential to result in increased recreational disturbance to the interesting features of the Solent SPA alone and in combination with other development projects. To mitigate for these potential impacts to the Solent SPA, the applicant is required to enter into a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure a contribution from the development towards the Solent Recreation Mitigation Strategy. In the absence of such an obligation or any other proposed measures to mitigate for these potential impacts, it is considered that the proposal would be contrary to the aims of Policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy and the National Planning Policy Framework.

**RESOLVED –Ryde Town Council objected to the proposal on the following grounds:**

- I. **There is no provision shown for waste bin storage at any of the properties as required under the Recycling and Refuse Storage SPD.**
- II. **There is no provision for cycle racks at any of the properties as required under the Parking Provision SPD.**

- III. **There is a lack of amenity space in Plot 2 which will be exasperated when the provision for waste storage and cycle rack provision is in place.**

**If this application is approved there should be no increase in surface water run off and contributions should be made under the Solent Special Protection Area SPD.**

Application No: P/00788/18

Location: Cawsand, 127 West Hill Road, Ryde, Isle Of Wight, PO331LW

Parish: Ryde Ward: Ryde East

Proposal: Retention of raised patio terrace and landscaping to rear garden

Decision: Granted Plan Permission (or issue Cert)

**RESOLVED – Ryde Town Council did not object to the proposal.**

## **9. PLANNING APPEAL DECISIONS**

**None.**

## **10. TREE DECISIONS**

**Protection Trees in Tree Preservation Order 1988/3**

**Location Cats Protection, 122 Marlborough Road, Ryde, Isle of Wight PO33 1AW**

Consent for the following:

To pollard the lime trees detailed in the application to previous pollard points.

Reason: The work will help to manage the trees size and continue past management.

**Protection Trees in Ryde Conservation Area**

**Location Victoria House, 22 Nelsons Place, Ryde, Isle of Wight, PO332ET**

No objection to the following:

To reduce the crown of the yew tree detailed in the application by 1 metre from the tips and raise the crown to the height of the stone wall to the west of the tree. The crown will also be reduced back where it over hangs the access path to the property by 50 cm way from the path edge.

Reason: The tree is causing a nuisance to the property and neighbouring property and the work will help to abate this issue.

**Protection Trees in Tree Preservation Order 1988/3**

**Location Cats Protection, 122 Marlborough Road, Ryde, Isle of Wight PO33 1AW**

Consent for the following:

To pollard the lime trees detailed in the application to previous pollard points.

Reason: The work will help to manage the trees size and continue past management.

**11. LICENSE APPLICATIONS**

**None.**

**12. LICENSE DECISIONS**

**None.**

**13. POSITION STATEMENT WORKING PARTY**

To consider any recommendations in relation the Outline Position Statement arising from the meeting of the IPS Working Group due to be held on 6<sup>th</sup>. September 2018.

**14. TREE AT WESTERN GARDENS**

To note the proposal by the tree team with regards the proposed tree work on Western gardens

**15. PUBLIC REALM BUDGET APPLICATIONS**

To consider any applications received for Public Realm funding.

**16. DATE OF NEXT MEETING**

Please note the next Planning Committee meeting will be held on **Tuesday 2<sup>nd</sup> October 2018.**