



**RYDE
TOWN COUNCIL**

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

Email: chris.turvey@rydetowncouncil.gov.uk

26th 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 2nd October 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 11th September 2018.

4. PROGRESS ON ACTION TAKEN

To update the Committee on actions taken.

- **Trees at Western gardens**

5. COMMITTEE MEMBERS QUESTIONS

To receive questions from planning committee members.

6. PLANNING APPLICATIONS

Week Commencing 14th September 2018

None

Week Commencing 21st September 2018

1. Application No: P/01018/18 Alt Ref: TCP/22131/F
Parish(es): Ryde Ward(s): Ryde North West
Location: 3 John Street, Ryde, Isle Of Wight, PO332PZ
Proposal: Lawful development certificate for continued use of C3 dwelling house.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01018/18>

2. Application No: P/01028/18 Alt Ref: TCP/18326/A
Parish(es): Ryde Ward(s): Ryde North West
Location: 48 Queens Road, Ryde, Isle Of Wight, PO333BQ
Proposal: Demolition of conservatory; Proposed two story rear extension; raised decking.

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01028/18>

Week Commencing 28th September 2018

3. Application No: P/01054/18 Alt Ref: TCP/04120/B
Parish(es): Ryde Ward(s): Ryde South
Location: Ryde Youth Centre, 97 High Street, Ryde, Isle Of Wight, PO332SZ
Proposal: Alterations and change of use from youth centre (sui generis) to nursery/day care (D1).
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/01054/18>

7. PLANNING APPEALS

Application No: P/00529/18

Planning Inspectorate Ref: APP/P2114/W/18/3207034
Parish(es): Ryde Ward: Ryde East
Location: 123 Marlborough Road, Ryde, PO33 1AW
Proposal: Demolition of garage and shed; detached chalet bungalow with garage and turning area; new parking area and turning area for existing dwelling (revised scheme) (revised plan)
<https://www.iow.gov.uk/planning/AppDetails3.aspx?frmId=30622>

Ryde Town Council objected to this application on the grounds that, in agreement with Island Roads, the access to and from the site is unsafe and does not meet minimum requirements with regard site lines.

(This objection was given prior to Island Roads changing their recommendation to approval after the number of properties in the scheme had been reduced)

8. PLANNING DECISIONS

Week ending 7th September 2018

Application No: P/00789/18

Location: 44 Spencer Road, Ryde, Isle Of Wight, PO333AD
Parish: Ryde Ward: Ryde North West
Proposal: LBC for reconstruction of four chimney stacks
Decision: Granted Plan Permission (or issue Cert)

RESOLVED - Ryde Town Council did not object to the proposal.

Week ending 14th September 2018

Application No: P/00759/18

Location: Former Oakfield C of E Primary School, Great Preston Road, Ryde, Isle Of Wight, PO331DR
Parish: Ryde Ward: Ryde East
Proposal: Construction of two pairs of semi-detached houses (revised plans)
Decision: Granted Plan Permission (or issue Cert)

RESOLVED - Ryde Town Council did not object to the proposal.

Application No: P/00880/18

Location: land at, Marymead Close, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North East

Proposal: Proposed flood defence wall

Decision: Granted Plan Permission (or issue Cert)

RESOLVED - Ryde Town Council did not object to the proposal.

Application No: P/00845/18

Location: Berwick Lodge, Augusta Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: Proposed new porch

Decision: Granted Plan Permission (or issue Cert)

RESOLVED - Ryde Town Council did not object to the proposal.

Application No: P/00846/18

Location: Berwick Lodge, Augusta Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: LBC for proposed new porch

Decision: Granted Plan Permission (or issue Cert)

RESOLVED - Ryde Town Council did not object to the proposal.

Application No: P/00808/18

Location: 53 Harding Road, Ryde, Isle Of Wight, PO331EQ

Parish: Ryde Ward: Ryde South

Proposal: New front boundary fence 1.8m in height (Revised Plan)

Decision: Granted Plan Permission (or issue Cert)

RESOLVED - Ryde Town Council did not object to the proposal.

Application No: P/00848/18

Location: Danehurst Cottage, Pitts Lane, Ryde, Isle Of Wight, PO333SX

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Demolition of extension: proposed two storey rear extension

Decision: Granted Plan Permission (or issue Cert)

RESOLVED - Ryde Town Council did not object to the proposal.

Application No: P/00691/18

Location: Land adjacent to, 256 Upton Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Proposed dwelling (revised plan)

Decision: Granted Plan Permission (or issue Cert)

RESOLVED - Ryde Town Council did not object to the proposal.

Application No: P/00164/17

Location: land at Ryde House, off, Binstead Road, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: Outline development for 30 homes (20 open market houses, 10 affordable houses) (revised scheme) (re-advertised application)

Decision: Granted Plan Permission (or issue Cert)

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

The affordable housing element has been identified within the scheme however the application only allows for 33% of the houses as affordable which is contrary to the Affordable Housing SPD and Policy DM4 which requires a minimum of 35% affordable housing.

There is still insufficient detail with regards to the contributions required for off-site CIL payments towards identified junction improvements necessary within the local area.

RTC objects to the design of the road junction which it believes does not sufficiently address the issues raised by Island Roads as part of its pre-application advice.

RTC is concerned about the increased use by the development's residents and their pets of the woodland area which is a SINC and an ancient woodland and the possible harm that the increase in street lighting may cause to the wild life.

The revised plans show that some trees are to be removed which were to remain in the previous application. Some of the trees which are proposed to be removed form part of a squirrel run and the tree survey and ecology report has not been updated to reflect the changes proposed in this scheme.

Week ending 21st September 2018

Application No: P/00857/18

Location: The Bungalow, Quarr Hill, Ryde, Isle Of Wight, PO334EH

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Demolition of dwelling and outbuildings; proposed dwelling with parking and associated landscaping

Decision: Granted Plan Permission (or issue Cert)

RESOLVED - Ryde Town Council did not object to the proposal.

Application No: P/00921/18

Location: 44 Mitchells Road, Ryde, Isle Of Wight, PO333JA

Parish: Ryde Ward: Havenstreet, Ashley & Haylands

Proposal: Demolition of outbuilding; proposed single storey side extension; timber fence

Decision: Granted Plan Permission (or issue Cert)

RESOLVED - Ryde Town Council did not object to the proposal.

Application No: P/00865/18

Location: 30 Marina Avenue, Ryde, Isle Of Wight, PO331NJ

Parish: Ryde Ward: Ryde East

Proposal: Single storey side extension and cladding to elevations

Decision: Granted Plan Permission (or issue Cert)

RESOLVED - Ryde Town Council did not object to the proposal.

Application No: P/00889/18

Location: 31 John Street, Ryde, Isle Of Wight, PO332PZ

Parish: Ryde Ward: Ryde North West

Proposal: Continued use of property as one flat and a HMO (House of Multiple Occupancy)

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 Seaview Conservation Area

Location Middle Lodge, Appley Lane, Ryde, Isle of Wight, PO33 1NQ

No objection to the following:

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

Reason : The tree has an extensive decay in the base and has now become unsafe.

11. LICENSE APPLICATIONS

None.

12. LICENSE DECISIONS

None.

13. POSITION STATEMENT WORKING PARTY

To receive the latest news from the IPS Working Group and consider any amendments prior to adoption by Full Council.

14. PROPOSAL ON PEDESRIANISATION BY RYDE BUSINESS ASSOCIATION

To consider the proposals by the Ryde Business Association in their recent email regarding pedestrianisation of the High Street.

15. RYDE HARBOUR

To receive the latest update on Ryde Harbour.

16. PUBLIC REALM BUDGET APPLICATIONS

To consider any applications received for Public Realm funding.

17. DATE OF NEXT MEETING

Please note the next Planning Committee meeting will be held on **Tuesday 23rd October 2018 at 19.00.**